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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 14, 2025
5:00 PM
AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. **(Closed to Public as Provided in the Texas Government Code.)**

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding a memorandum of understanding for a water supply study.

B. Discussion regarding Facilities Agreement with Superscapes

C. Discussion regarding a potential retail development generally located at Dallas Pkwy and Punk Carter Pkwy

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

D. Discussion regarding Project Cobb

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters:

E. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Discussion of City Manager annual performance review

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

F. Discussion regarding Choate Parkway Eminent Domain

G. Discussion regarding a possible land purchase for the Downtown Recreation Center

H. Discussion regarding a land swap for 502 N Illinois St

I. Discussion regarding Downtown land acquisition

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Celina High School Band Proclamation (Tubbs)

B. Recognition of the Charter Review Commission (Tubbs)

C. Planning Excellence Award (McAfee)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Charter Review Commission update (Vaughns)

B. Parks Administration Building update (Walsh)

C. Proposed Council Chambers AV upgrades (Alexander)

D. Discussion regarding an approved Economic Development Agreement and Performance Agreement with Home Depot U.S.A., Inc. (Satarino)

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the "Speaker Cards" and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

A. Minutes Approval:
1. City Council- Regular Meeting- December 10, 2024, 5:00 p.m.
2. City Council- Special Called Meeting- December 19, 2024, 11:30 a.m.

B. Consider and act upon an Interlocal Cooperation Agreement between the City of Celina and the Celina Independent School District, for temporary parking for the CISD Administration building located at 205 S Colorado Street; generally on the northeast and southeast corners of Arizona Drive and Elm Street. (CISD Administration Temporary Parking – Interlocal Cooperation Agreement) (McAfee)

C. Consider and act upon an amendment to the Development Agreement (5th amendment) with Uptown Celina Partners, LP; generally located between future Celina Parkway and south of future J Fred Smith Parkway, within the City Limits. (Uptown Celina - DA Amendment (Road Relocation)) (Glasgow)

D. Consider and act upon an amendment to the Development Agreement (1st Amendment) with OMA Celina, LLC, on approximately 91 acres of land, generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and the City Limits. (Toll Brothers Architecture (Legacy Branch) – Development Agreement) (McAfee)

E. Consider and act to approve a work authorization for design services from Halff and Associates, for the design of Ohio and Louisiana Road Improvements from Ash Street south in an amount not to exceed $434,300.00. (Glasgow)

F. Consider and act to approve a work authorization for testing services for the construction of Sunset Blvd Asphalt Improvements between Preston Road and Coit Road with WSB, LLC, in an amount not to exceed $67,204.00. (Glasgow)

G. Consider and act to authorize a change order with RPMx to extend a stormwater line to Quail Hollow and to add the construction of CR 83 and Quail Hollow intersection in an amount not to exceed $190,418.37. (Glasgow)

H. Consider and act to award bid 2025-008 for asphalt material supply to Austin Asphalt and RK Hall as primary and secondary at the unit prices listed not to exceed the annual budgeted amount. (Figueroa)

I. Consider and act to approve a work authorization for engineering services from TRC Engineers, Inc., for the 2025 Annual Street Maintenance (ASM) Program and FY26 Roadway preliminary engineering design services in an amount not to exceed $272,870.00. (Figueroa)

J. Consider and act to approve a work authorization for B-Weiss Entertainment Group, LLC, to book musical performers for Celina Cajun Fest 2025, in an amount not to exceed $94,760.00. (Monaco)

K. Consider and act to award bid 2025-004 for Friday Night Market Event Management to SBG Hospitality at an annual amount of $45,000 for a contract term not to exceed $225,000 for five years. (Monaco)

L. Consider and act to award RFP 2025-017 for the construction of fiber phase 3 to R-TEL Construction, LTD, at the unit prices listed in the amount of $701,863.77 plus ten percent contingency in the amount of $70,186.37 for a total amount not to exceed $771,543.79. (Alexander)

M. The Celina Public Works requests retroactive approval of the purchase in the amount of $68,380.00. This approval will ensure the purchase is properly documented and accounted for in the financial records. (Figueroa)

N. Consider and act to authorize the City Manager to execute an interlocal reimbursement agreement by and between the City of Celina and Celina Independent School District for the reimbursement of fiber phase 3 installation costs in the amount not to exceed $252,148.19. (Alexander)

O. Consider and act on an Ordinance amending Ordinance No. 2024-83 which adopted and approved the budget for fiscal year beginning October 1, 2024, and ending September 30, 2025, and make appropriations for each department, project, and account, by adopting an amended 2024-2025 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

P. Consider and act upon a Resolution authorizing an update to the impact fee program for water and wastewater facilities and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee with one ad-hoc member. (Glasgow)

Q. Consider and act to renew the Interlocal Agreement for Fire and EMS dispatch services by and between the City of Celina and Collin County. (White)

R. Consider and act to award bid for portable restrooms to United Site Services, in an amount not to exceed $19,189.40. (Monaco)

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing and act upon an Ordinance amending the City's Master Thoroughfare Plan and Map. (Glasgow)

B. Consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 3: Roadway Facilities by adopting updated land use assumptions; adopting an updated roadway capital improvement plan and impact fee analysis; and adopting revised roadway impact fees. (Glasgow)

C. The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final The Lakes at Mustang Ranch Public Improvement District Amended and Restated Service and Assessment Plan, including the Phases #8-9 assessment roll; making a finding of special benefit to property within Phases of #8-9 of The Lakes at Mustang Ranch Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Phases #8-9 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

D. The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final Edgewood Creek Public Improvement District Amended Service and Assessment Plan, including the Improvement Area #2 assessment roll;

making a finding of special benefit to property within Improvement Area #2 of the Edgewood Creek Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Improvement Area #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

IX. ACTION ITEM:

A. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement and resolving other related matters. (Stovall)

B. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Edgewood Creek Public Improvement District Improvement Area #2 Landowner Agreement and resolving other related matters. (Stovall)

C. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project); approving and authorizing related agreements; and providing an effective date. (Stovall)

D. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Bromiley)

E. Consider and act to authorize an Interlocal Agreement with the Celina Independent School District for the installation of the Southeast Pump Station Transmission Waterline. (Glasgow)

F. Consider and act to authorize a Partnership Agreement with SBG Hospitality, for two events located on Celina's Downtown Square in March 2025 and March 2026. (Monaco)

X. 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.

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

_____

Lauren Vaughns, TMRC
City Secretary

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Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	
Date:	January 14, 2025
Re:	Charter Review Commission update

Action Requested:
Charter Review Commission update (Vaughns)

Background Information:
The Charter Review Commission has diligently reviewed the City Charter over a series of meetings held on October 16, October 30, November 13, and November 20. The purpose of the review was to ensure the charter remains aligned with current city operations, complies with state law, and reflects best practices for municipal governance. Following this thorough review process, the Commission has finalized a list of proposed amendments.

Summary of Proposed Changes:

1. **Term Limits for Elected Officials (Chapter 2, Section 2.01):**
    - Implement a three-term limit for both the Mayor and City Council members, with a total service limit of 18 years.
    - Effective May 2026; terms served prior to this date will not count retroactively.
    - The Commission voted nine in favor and seven opposed to move forward with proposing term limits.

2. **Mayor's Role and Authority (Chapter 3, Section 3.01):**
    - Clarifies that the Mayor is part of the City Council. The Commission voted unanimously in favor on this matter.
    - Provides the Mayor with voting rights on all matters. The Commission voted 11 in favor and four opposed on this matter.

- Removes the provision granting veto power to the Mayor. The Commission voted 14 in favor and one opposed on this matter.

3. **City Manager Hiring Decisions (Chapter 4, Section 4.02):**
   - Removes the requirement for City Council concurrence in the hiring of Department Heads; leaving concurrence for Police Chief and Fire Chief.
   - The Commission voted unanimously in favor on this matter.

4. **Boards and Commissions (Chapter 9):**
   - Establishes term limits for board and commission members, aligning them with the three-year term limit for Council Members. The Commission voted unanimously in favor on this matter.
   - Stipulates that board members can only be removed by a vote of at least five Council Members. The Commission voted nine in favor and five opposed to move forward with this item.
   - Directs the City Attorney to ensure consistency with state law.

5. **Official Newspaper (Chapter 14, Section 14.04):**
   - Amended to ensure the designation of the official newspaper is in accordance with state law.
   - The Commission voted unanimously in favor on this matter.

6. **General Updates:**
   - Adjustments to formatting and language for consistency and readability.
   - Removal of outdated provisions that conflict with current legal standards.

Legal Review:
City Attorney has reviewed proposed changes.

Supporting Documents:
1. Presentation
2. Home Rule Charter - REDLINED

Financial Consideration:
N/A

Staff Recommendation:
N/A

Charter Review Commission's Proposed Amendments

City Council Meeting
January 14, 2025

Purpose of Presentation

- Provide an overview of proposed amendments to the City of Celina’s Home Rule Charter.
- Highlight key changes and their implications.
- Facilitate City Council’s review and feedback.

Background

June 25, 2024: Council discussed the process for appointing members to the Charter Review Commission.

It was decided:
- Each Councilmember would appoint two individuals.
- An additional three members selected through a lottery.
- Total of 17 members in the Commission.

The Commission met on the following dates:
- October 16, 2024
- October 30, 2024
- November 13, 2024
- November 20, 2024

Recommendations by the Commission are focused on enhancing clarity, compliance, and operational efficiency. Other recommendations include input from the City Attorney.

Summary of Proposed Changes

Section 2.01 – City Council
- Addition of term limits

Section 3.01
- Defining Mayor's role and authority

Section 4.02
- Amending City Manager hiring decisions

Section 9 – Boards and Commissions
- Addition of term limits
- Clarification on removal process

Section 14.01 - Official Newspaper
- Cleaning up language

General Updates

Term Limits (Section 2.01)

3-term limit for Mayor and Councilmembers (total of 18 years).

Effective May 2026 (non-retroactive).

Considerations:

- Regional comparisons
- Historic voter turnout
- Council service history

The Commission voted nine in favor and seven opposed to move forward with proposing term limits.

Mayor’s Role and Authority (Section 3.01)

Clarifications:

- Mayor is part of the City Council.
  - **The Commission voted unanimously on this matter.**
- Mayor can vote on all items.
  - **The Commission voted 11 in favor and four opposed on this matter.**

Removal of Veto Power:

- Sentence granting veto power removed.
  - **The Commission voted 14 in favor and one opposed on this matter.**

City Manager Hiring Decisions (Section 4.02)

Proposed Change:

- Removes the requirement for City Council concurrence in the hiring of Department Heads
- Leaving concurrence for Police Chief and Fire Chief

Objective:

- Streamline administrative authority.

The Commission voted unanimously on this matter.

Boards and Commissions (Section 9)

Term Limits:

- Align with Council's 3-year term limit.
  - **The Commission voted unanimously on this matter.**

Removal Process:

- Board members may only be removed by a vote of at least five Council Members.
  - **The Commission voted nine in favor and five opposed to move forward with this item.**

Legal Consistency:

- Language updated for compliance with state law.

Official Newspaper (Section 14.04)

Proposed Change:

- Amending language to allow for publishing on the City's website and/or in the official newspaper or any other forms of media required by state law.

The Commission voted unanimously on this matter.

General Updates

Adjustments:

- Formatting and language for consistency.
- Clarifying language creating the City's Municipal Court
- Removing Section 8.03 Tax Administration and adding similar language to Section 8.04 Finance Department
- Amending language in Section 14.09 to removed Risk Management Coordinator and replacing with City's Human Resource office.

Goals of the Proposed Amendments

- Promote transparency and accountability.
- Align with state laws and best practices.
- Improve operational clarity.

Next Steps

- February 11: Council will call the election and approve the items to be placed on the May ballot.
- Early Voting: April 21-29
- Election Day: May 3

Staff requests feedback from Council on the presented proposed amendments to the City Charter.

QUESTIONS?

HOME RULE CHARTER

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INCORPORATION AND BOUNDARIES

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§ 1.02. BOUNDARIES AND LIMITS.
§ 1.03. ANNEXATIONS AND DISANNEXATIONS.

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FORM OF GOVERNMENT AND POWERS

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§ 14.03.	**NEPOTISM.**		
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§ 14.05.	**JUDICIAL NOTICE.**		
§ 14.06.	**PROPERTY NOT SUBJECT TO GARNISHMENT AND EXECUTION.**	**§ 14.11.**	**BOND OR SECURITY NOT REQUIRED.**
		§ 14.12.	**SEVERABILITY CLAUSE.**
§ 14.07.	**PUBLIC MEETINGS AND RECORDS.**	**§ 14.13.**	**MEANING OF WORDS.**
		§ 14.14.	**EFFECTIVE DATE.**

Editor's note–*Printed herein is the charter of the City of Celina, Texas, which was adopted at an election held on 5/12/07 and as amended on 5/7/16. Apart from minor nonsubstantive changes in style and formatting, the charter is reproduced as adopted. Capitalization, punctuation and grammar have been retained. Obviously misspelled words have been corrected without notation. Material enclosed in brackets has been added for clarification. Amendments to the charter are indicated by a history note following the amended provision. The absence of a history note indicates the material is unchanged from the original charter. Pursuant to the election held on 5/10/16, by Ordinance 2016-02, propositions 1 and 2 revisions incorporated herein without notation.*

CHAPTER 1
INCORPORATION AND BOUNDARIES

§ 1.01. INCORPORATION.

All inhabitants of the City of Celina, Texas, as the boundaries and limits of said City have heretofore been established and now exist or may hereafter be established shall constitute a municipal body politic incorporated under and known by the name "City of Celina" with such powers, rights, duties, privileges, and immunities as are herein provided.

§ 1.02. BOUNDARIES AND LIMITS.

The boundaries and limits of the City of Celina shall be those as established and described in ordinances duly passed by the City Council of the City of Celina in accordance with State law. The City Secretary shall keep a correct and complete description and official map on file, with recent annexations and disannexations.

§ 1.03. ANNEXATIONS AND DISANNEXATIONS.

The City shall have the power by ordinance to fix the boundaries of the City and to alter its boundaries by annexing any territory adjoining its present or future boundaries in any size or shape desired in any manner provided by State law. The City may from time to time alter its boundaries by disannexing any territory adjoining its present or future boundaries by passage of an ordinance describing the territory being disannexed. Any additional territory annexed to the City shall be a part of the City for all purposes, and the property situated therein shall bear its pro rata part of the taxes levied by the City as provided by State law. The inhabitants thereof shall be entitled to all rights and privileges of all citizens and shall be bound by the acts, ordinances, and resolutions of the City.
(Amended 5/7/22)

CHAPTER 2
FORM OF GOVERNMENT AND POWERS

§ 2.01. FORM OF GOVERNMENT.

The municipal government for the City of Celina shall be a "Council-Manager Government." Except as otherwise provided by this Charter and the Constitution and laws of the state of Texas, all powers conferred on the City shall be exercised by a City Council to be composed of seven (7) members consisting of a Mayor and six (6) Council Members in places 1, 2, 3, 4, 5 and 6 elected by qualified voters ~~for a term of three (3) years~~. ~~There shall be no limits on the number of successive terms the Mayor or Council Members may serve.~~

Commented [HS1]: Recommended term limits are in §3.08 for council members and Ch 9 for board members.

§ 2.02. POWERS OF THE CITY.

The City of Celina shall be a Home Rule City under the Constitution and laws of the state of Texas and shall have all powers, functions, rights, privileges, and immunities of every kind and nature granted to a Home Rule City under Article XI, Section 5, of the Constitution of the state of Texas, known as the Home Rule Amendment, and all other laws passed by the Legislature of the state of Texas relating thereto, or which may hereafter be passed by said Legislature in relation to such matters including, but not limited to the following powers:

(1) To assess, levy, and collect taxes for general and special purposes on all lawful subjects of taxation.

(2) To fix and regulate the rates of gas, water, electricity, and other utilities, and to regulate and fix the fares, tolls, and charges of local telephones and exchanges, public carriers and motor vehicles where they are transporting passengers, freight or baggage, and generally to fix and regulate the rates, tolls, or charges and the kind of service of all public utilities of every kind, unless otherwise required by State law.

(3) To sue and be sued, to contract and be contracted with, to buy, sell, lease, mortgage, hold, manage, and control such property as its interests require.

(4) To make and enforce all police, health, sanitary and other regulations, and pass such ordinances as may be expedient for maintaining and promoting the peace, good government, and welfare of the City, for the performance of the functions thereof, for the order and security of its inhabitants, and to protect the peace, lives, health, and property of such inhabitants, and to provide suitable penalties for the violation of any ordinance enacted by the City.

(5) To borrow money on the faith and credit of the City by the issue or sale of bonds, warrants, certificates of obligation, notes or other securities authorized by the laws of the state of Texas.

(6) To acquire, by purchase, gift or devise, or by the exercise of the right of condemnation, and own, in fee simple or otherwise, either public or private property located inside or outside of the corporate limits of the City for the extension, improvement and enlargement of its waterworks system, including riparian rights, water supply reservoirs, stand pipes, watersheds, dams, and the laying, building, maintenance and construction of water mains, rights-of-way in connection therewith, and the laying, erection, establishment or maintenance of any necessary appurtenances or facilities which will furnish to the inhabitants of the City an abundant supply of wholesome water; for sewerage plants and systems; rights-of-way for water and sewer lines; parks, playgrounds, fire stations, police stations, incinerators or other garbage disposal plants; streets, boulevards, and alleys or other public ways; municipal buildings, garages and parking facilities, or any rights-of-way needed in connection with any property used for any purpose hereinabove named; for the straightening or improving of the

channel of any stream, branch or drain or for any other municipal or public purpose though not specifically enumerated in this Charter.

(7) To institute and prosecute suits without giving security therefor, and appeal from judgments of the courts without giving supersedeas or cost bonds, other bonds or security whatsoever.

(8) To have the exclusive right to erect, own, maintain and operate a waterworks and sanitary system for the use of said City and its inhabitants and to regulate the same, including the right to prescribe rates for water and sanitary sewer services, and to make such rules and regulations as the council may deem expedient, including the power to extend water and sanitary sewer lines and assess a portion or all of the cost therefore and affix a lien against the property and the owner thereof, and do anything whatsoever necessary to operate and maintain said waterworks and to compel the owners of all property and the agents of such owners to pay all charges for water and sanitary sewer services furnished.

(9) To acquire property within or without its boundaries or within boundaries of other municipalities for any public purpose, in fee simple or lesser interest or estate, by purchase, gift, devise, lease, or condemnation when necessary or desirable to carry out any of the powers conferred upon it by this Charter or by the Constitution and the laws of the state of Texas.

(10) To sell, lease, hold, manage, control and police any property now owned by it or which it may hereafter acquire, and shall have the right to lease or let its property whether inside or outside of the corporate limits of the City subject to any limitations set forth in state law or this Charter.

(11) To lay out, open, close, establish, alter, widen, lower, extend, grade, supervise, maintain, and improve streets, alleys, and parks, and to regulate the use thereof and require removal of all obstructions or encroachments of every nature and character upon said public streets, sidewalks or other public property.

(12) To create offices, determine the method for selection of officers, and prescribe the qualifications, duties, and tenure of office for officers.

(13) To appropriate the money of the City for all lawful purposes to create, for, construct, regulate, and maintain public works, public improvements of any nature, economic development and to furnish municipal services as may be provided by resolution or ordinance of the City Council, or as required by law.

(Amended 5/7/16)

§ 2.03. POWERS - GENERAL.

The enumeration of particular powers in the Charter shall not be held or deemed to be exclusive, but in addition to the powers enumerated herein, implied thereby, or appropriate to the exercise thereof, the City shall have and may exercise all other powers which under the Constitution and laws of the state of Texas it would be competent for the Charter specifically to enumerate.

CHAPTER 3
CITY COUNCIL

§ 3.01. MAYOR.

The person elected Mayor shall be the presiding officer of all meetings of the City Council. He/She shall be the official head of the City government for all ceremonial purposes and by the governor for purposes of military law ~~and shall not be able to vote on matters coming before the Council, except in case of a tie~~. ~~The Mayor shall have a one-time veto power over ordinances adopted by the City Council, which can be overridden by a majority vote of the City Council, excluding the Mayor, at the next regular or special meeting.~~ The Mayor, as a member of the City Council, shall be entitled to vote upon all matters considered by the City ~~c~~Council, but shall have no veto power. The Mayor shall present an annual state of the City message, and perform other duties as specified by the City Council, imposed by this Charter or by applicable State law. The Mayor may sign, upon authorization of the City Council, all resolutions, ordinances, contracts or conveyances on behalf of the City, and all bonds, warrants, and any other obligations issued under the provisions of this Charter.

§ 3.02. QUALIFICATIONS.

In addition to any other qualifications prescribed by the Texas Election Code or any other applicable law, the Mayor and each Council Member shall meet the conditions of this Charter while in office, and shall reside within the corporate limits of the City while in office. Any member of the City Council ceasing to possess any of the qualifications specified in this Section or convicted of a felony while in office, shall immediately forfeit such position. Each candidate for election to the City Council or office of Mayor shall be a qualified voter of the City, shall be not less than twenty-one (21) years of age immediately preceding election day, shall have resided in the City not less than twelve (12) months immediately preceding election day and shall meet the requirements of the Texas Election Code.

No candidate may file in a single election for more than one (1) office or position as provided by this Charter.

The position of an elected Mayor or Council Member shall become vacant when the person holding such office is elected to another elective public office, or otherwise provided by the Texas Constitution. (Amended 5/7/16; 5/7/22)

§ 3.03. COMPENSATION.

Members of the City Council shall serve without compensation, except that the Mayor and Council Members shall be entitled to reimbursement of all necessary and reasonable expenses incurred in the performance of their official City Council duties, upon approval of such expenses by the City Council.

§ 3.04. VACANCIES IN THE CITY COUNCIL; FILLING OF VACANCIES.

A. The office of a Council Member or office of the Mayor shall become vacant upon his/her death, written resignation, or removal from office in any manner authorized by law, removal of his/her residence from the City of Celina, or forfeiture of his/her office.

B. A Council Member or the Mayor shall forfeit his/her office if he/she lacks at any time during his/her term of office any qualification for the office prescribed by this Charter or by State law, or if he/she violates any express prohibition of this Chapter or any other provision of this Charter, or if he/she fails to attend three (3) consecutive regular City Council meetings without being excused by the City Council. The City Council shall be the final judge in matters involving forfeiture of office by a Council Member or the Mayor.

C. A vacancy on the city council shall be filled by election in accordance with the Texas Constitution. However, a vacancy may be filled by appointment if the vacancy is created in an unexpired term having 12 months or less remaining.

(Amended 5/7/16)

§ 3.05. MEETINGS; QUORUM.

Regular meetings of the City Council shall be held at such times as may be prescribed from time to time by resolution of the City Council. Special meetings shall be called by the City Secretary upon the written request of the Mayor, the City Manager or two (2) Members of the City Council. Notice of any regular or special meetings of the City Council shall state the subject to be considered at the meeting. All official meetings of the Council and of all committees thereof shall be open to the public as provided by State law. A quorum shall consist of four (4) Members, including the Mayor. No action of the City Council, except as specifically provided in this Charter, shall be valid or binding unless adopted by the affirmative vote of at least three (3) Council Members. The Council shall determine its own rules of procedure, may punish its Members for misconduct, and may compel the attendance of absent members.

§ 3.06. MAYOR PRO TEM AND DEPUTY MAYOR PRO TEM.

A. The City Council shall elect one of its members as Mayor Pro Tem no later than the second regular Council meeting after such election or runoff election who shall perform the duties of Mayor in the case of the absence or inability of the Mayor to perform the duties of his/her office, and who shall, during that time, be vested with all the powers and responsibilities belonging to the Mayor.

B. The City Council shall elect one of its members as Deputy Mayor Pro Tem, who shall perform the duties of Mayor in the case of the absence or inability of the Mayor or Mayor Pro Tem to perform the duties of his/her office, and who, shall during that time, be vested with all the powers and responsibilities belonging to the Mayor.

(Amended 5/7/22)

§ 3.07. ABSTENTION.

Should the Mayor or any Council Member choose to abstain from voting on any question or matter before the City Council, where no conflict of interest exists, immediately following the vote the Mayor shall announce the abstention without conflict and the Mayor's or Council Member's abstention shall be recorded as a negative vote in the official minutes of the meeting.

§ 3.08. TERMS.

No person shall serve as Mayor for more than three elected terms, and no person shall serve as Council Member for more than three elected terms. No person shall serve as a Council Member and Mayor (combined) for more than 18 years. An appointment or election to fulfill an unexpired Council Member term, or unexpired Mayor term if applicable, shall not count as a full term. Any term, whether served as Mayor or Council Member, that is not fully completed shall not count as a full term.

CHAPTER 4
CITY MANAGER

§ 4.01. CITY MANAGER - QUALIFICATIONS, APPOINTMENT AND REMOVAL; DUTIES; COMPENSATION.

The City Manager shall be the chief administrative and executive officer of the City. The City Manager is appointed by and serves at the will of the City Council. The City Manager shall be appointed solely on the basis of his/her ability, experience, and training. The City Manager shall administer the business of the City and the City Council shall ensure that such administration is in the best interests of the City. The City Council may by ordinance delegate to the City Manager any additional powers or duties it considers proper for the efficient administration of City affairs. The City Manager shall execute a bond conditioned that he/she will faithfully perform the duties of City Manager. The amount of such bond shall be as prescribed by ordinance adopted by the City Council. The City Council shall be authorized to enter into a Contract of Employment with the City Manager and to prescribe such compensation therein as it may fix. The action of the City Council in suspending or removing the City Manager shall be final, it being the intention of this Charter to vest all authority and responsibility for such suspension or removal in the City Council.

§ 4.02. CITY MANAGER - DIRECTION AND SUPERVISION OF EMPLOYEES, NON-INTERFERENCE BY COUNCIL; APPOINTMENTS AND REMOVALS OF DEPARTMENT HEADS.

Except for the purpose of inquiries and investigations as provided by this Charter or otherwise by law, ~~the~~ each member of the City Council ~~or its Members~~ shall deal with City officers and employees who are subject to the direction and supervision of the City Manager solely through the City Manager, and no ~~M~~member of the City Council shall give orders to any subordinate of the City Manager, either publicly or privately. Neither the City Council nor any Council~~of its~~ Member~~s~~ or Mayor shall direct or request the appointment of any person to or his/her removal from office by the City Manager or by any of his/her subordinates. The City Manager shall be responsible for, and have the power to appoint, suspend, and/or remove all or any one of the ~~D~~department ~~H~~heads and employees who are subject to the direction and supervision of the City Manager. ~~with the concurrence of the City Council~~. ~~Regardless of title or supervisory authority this Section applies only to employees classified as Department Heads by official action of the City Council.~~
(Amended 5/7/22)

§ 4.03. CITY MANAGER - SPECIFIC POWERS AND DUTIES.

The City Manager shall be responsible to the City Council for the proper administration of the affairs of the City and shall have the power and duty to:

(1) Exercise control over all departments and subdivisions thereof created by this Charter or by ordinance.

(2) Prepare and recommend items for inclusion in the official agenda of all City Council meetings and meetings of the Boards and Commissions as established by this Charter or by ordinance.

(3) Prepare and submit to the City Council the annual budget and capital program and administer the budget as adopted by the City Council.

(4) Be responsible for the proper administration of all City affairs placed in his/her hands.

(5) See that all terms and conditions imposed in favor of the City or inhabitants in any public utility franchise are faithfully kept and performed.

(6) See that all laws and ordinances are enforced.

(7) Keep the City Council at all time fully advised as to the financial condition and needs of the City, and prepare and submit to the City Council an annual report on the finances and administrative activities of the City, including the report of the annual audit required by State law.

(8) Appoint, suspend, and/or remove employees not otherwise provided for in this Charter. Appointments made by him/her shall be on the basis of experience and ability.

(9) Attend all City Council meetings with the right to take part in discussion of City business.

(10) Recommend to the City Council for adoption such measures as he/she may deem necessary or expedient; to execute deeds, deeds of trust, easements, releases, contracts, and all other legal instruments on behalf of the City when authorized by ordinance or resolution of the City Council~~, and approved as to form by the City Attorney~~.

(11) Perform such other duties as are specified in this Charter or as may be required by the City Council by ordinance or resolution, not inconsistent with this Charter, or state or federal law.

(Amended 5/7/22)

CHAPTER 5
CITY SECRETARY

§ 5.01. APPOINTMENT; REMOVAL; COMPENSATION.

The City Manager shall appoint, suspend, and/or remove the City Secretary ~~with the concurrence of the City Council~~. The City Secretary shall receive such compensation as shall be fixed by the City Manager ~~with the concurrence of the City Council~~.

§ 5.02. DUTIES OF THE CITY SECRETARY.

The City Secretary shall:

(1) Give notice of all official public meetings of the City council in a manner consistent with this Charter and state laws.

(2) Attend all meetings of the City Council and keep accurate records of all actions taken by the Council.

(3) Maintain the official records and files of the City.

(4) Administer oaths as required by law.

(5) Attest contracts, assessment certificates, ordinances, resolutions, and other legal instruments when executed by the authorized officers of the City.

(6) Serve as the election official for all City elections.

(7) Hold and maintain the City Seal and affix it to all appropriate documents as required.

(8) Engross and enroll all laws, resolutions and ordinances of the city council.

(9) Perform such other duties as may be required by the City Manager or the City Council, this Charter, or the laws of the state of Texas.

CHAPTER 6
MUNICIPAL COURT

§ 6.01. CREATION.

The City ~~Council~~ shall~~,~~ ~~by ordinance,~~ ~~create~~ establish, in accordance with state law, and cause to be maintained, ~~provide for~~ a Municipal Court to be known as the Municipal Court of the City of Celina, Texas. ~~, and may~~ The City Council shall appoint one or more Municipal Judges to serve in such Court. The Court shall have all the powers and duties as are now, or as may hereafter, be prescribed by the laws of the state of Texas and the ordinances of the City in connection with the adjudication of misdemeanor offenses within its jurisdiction.

§ 6.02. MUNICIPAL COURT JUDGE.

The Judge of the Municipal Court, and all alternates, shall be competent, duly qualified, and licensed attorneys in the state of Texas. The Judge of the Municipal Court shall be appointed by the City Council to a term of three (3) years and may be appointed to additional and consecutive terms. The Judge shall serve at the will and pleasure of the City Council and receive such compensation as may be determined by the City Council. This compensation shall be fixed, and be commensurate with the duties performed by the Judge.
(Amended 5/7/16)

§ 6.03. CLERK OF THE COURT.

There shall be a Clerk of the Municipal Court appointed by the City Manager. The Clerk of the Court and any Deputies appointed by the City Manager shall have the power to administer oaths and affidavits, make certificates, affix the seal of said Court as necessary and as required by law, and in general, do and perform any and all acts usual and necessary to be performed by clerks and deputy clerks of municipal courts of the state of Texas.

§ 6.04. JURISDICTION, POWER, AND FINES.

The Municipal Court shall have jurisdiction:

(1) Over the forfeiture and collection of bonds given in proceedings therein, and to order the forfeiture of cash acceptance bonds upon the failure of the defendant to appear, and to accept the same in lieu of a fine;

(2) Concurrent with the appropriate State Court on all criminal cases arising under the criminal laws of the State, where the offense is committed within the City limits and the penalty does not exceed that which is established for Municipal Courts by State law;

(3) Over all criminal cases arising under the ordinances of the City within the City limits and outside the City limits to the extent authorized by State law;

(4) Punish for contempt, admit to bail, and forfeit bonds under such circumstances and as provided by law;

(5) Enforce all process of the Courts in accordance with State law and City ordinances, punish witnesses for failing to obey subpoenas, and compel their attendance by process of attachment.

§ 6.05. COSTS, FINES, AND PENALTIES.

All costs, fines, and penalties imposed by the Municipal Court shall be paid into the City Treasury for the use and benefit of the City, as may be consistent with present and future State laws.

CHAPTER 7
CITY ATTORNEY

§ 7.01. APPOINTMENT.

The City Council shall appoint a competent licensed attorney of recognized ability and he/she shall be known as the City Attorney. The City Attorney shall serve at the will and pleasure of the City Council.

§ 7.02. COMPENSATION.

The City Attorney shall receive for his/her services such compensation as may be fixed by the City Council at the time of his/her appointment, and from time to time as authorized by the City Council.

§ 7.03. DUTIES OF CITY ATTORNEY.

The City Attorney shall be the legal adviser of, and attorney for, all of the offices and departments of the City and shall represent the City in all litigation and legal proceedings, provided, however, that the Council may retain special counsel at any time it deems appropriate and necessary. He/She shall review as directed and approve as to form al documents, contracts, resolutions, ordinances, and legal instruments in which the City may have an interest. The City Attorney shall perform other duties prescribed by the Charter, by ordinance or resolution of the City Council.
(Amended 5/7/22)

CHAPTER 8
CITY DEPARTMENTS

§ 8.01. ADMINISTRATIVE DEPARTMENTS.

There shall be such administrative departments as are established by this Charter and as may be established by ordinance and, except as otherwise provided in this Charter, such administrative departments shall be under the direction and supervision of the City Manager. ~~The City Council may discontinue, re-designate, or combine any of the department[s] and/or administrative offices of the City.~~ The head of each department shall be appointed by the City Manager ~~with the concurrence of the Council~~, and such ~~D~~department head shall have supervision and control over his/her department. The same individual may head two (2) or more departments, and the City Manager may head one (1) or more departments.

§ 8.02. POLICE AND FIRE DEPARTMENTS.

There is hereby created a Police Department of the City of Celina, at the head of which shall be the Chief of Police. There is hereby created a Fire Department of the City of Celina, at the head of which shall be a Fire Chief. The head of each department shall be appointed by the City Manager with the concurrence of the Council, and such ~~D~~department head shall have supervision and control over his/her department. The duties of the Chief of Police and Fire Chief and the other officers and personnel of such departments shall be as provided by ordinance. The administration of the Police Department and Fire Department may be combined or organized in any manner as determined by the City Manager with the concurrence of the City Council.

§ 8.03. ~~TAX ADMINISTRATION~~RESERVED.

~~A. There shall be a department of taxation to assess and collect taxes, the head of which shall be the City Tax Assessor and Collector who shall be appointed by the City Manager with concurrence of the City Council. The Tax Assessor and Collector shall provide a bond with such sureties and in such amount as the Council may require, and the premiums on such bond shall be paid by the City. The City Council may provide for such services by contract.~~

~~B. The City Council shall have the power, and is hereby authorized to levy, assess, and collect annual taxes not to exceed the maximum limit set by the Constitution and laws of the state of Texas, as they now exist or as they may be amended, on each one hundred dollars ($100.00) assessed valuation of all property having a location within the corporate limits of the City and not exempt from taxation by the Constitution and laws of the state of Texas.~~

~~C. All taxes due the City shall be payable at the office of the Assessor and Collector and may be paid at any time after the tax rolls for the year have been completed and approved, which completion and approval shall be not later than October 1. Taxes shall be paid before February 1 of each year succeeding the year for which the taxes are levied, and all such taxes not paid prior to such date shall be deemed delinquent and shall be subject to such penalty and interest as may be provided by law. Failure to levy and assess taxes through omission in preparation of the approved tax rolls shall not relieve the person, firm, or corporation so omitted from the obligation to pay such current or past due taxes shown to be payable by recheck of the rolls and receipts for the years in question, unless otherwise provided by law.~~

~~D. All property having its location in the City on the first day of January of each year shall stand charged with a lien in favor of the City from said date for the taxes due thereon. The lien provided hereby shall be superior to all other liens except other tax liens, regardless of when such other liens were~~

~~created. All persons purchasing any of said property on or after the first day of January in any year shall take the same subject to the lien herein provided. In addition to the lien herein provided on the first day of January of any year, the owner of property subject to taxation by the City shall be personally liable for the taxes due thereon for such year. The City shall have the power to sue for and recover personal judgment for taxes without foreclosure, or to foreclose its lien or liens, or to recover both personal judgment and foreclosure. In such suit where it appears that the description of any property in the City assessment rolls is insufficient to identify such property, the City shall have the right to plead a good description of the property to be assessed, to prove the same, and to have its judgment foreclosing the tax lien and/or for personal judgment against the owner for such taxes as such ownership and property appears on the approved tax rolls furnished by the Central Appraisal District of the County where the property is located.~~

§ 8.04. FINANCE DEPARTMENT.

There shall be a Department of Finance, the head of which shall be appointed by the City Manager ~~with concurrence of the City Council~~. The head of the Department of Finance shall also be the City Treasurer. The ~~D~~department head shall provide a bond with such surety and in such amount as the Council may require and the premiums on such bond shall be paid by the City. The ~~D~~department head shall have knowledge of municipal accounting and taxation and shall have experience in budgeting and financial control. The ~~D~~department head shall have the custody of all public monies, funds, notes, bonds, and other securities belonging to the City. He/She shall make payments out of City funds upon order of the City Council or other authorized City officer as provided herein. He/She shall render a full and accurate statement to the City Manager ~~and the City Council~~ of his/her receipts and payments at such times as the City Manager ~~or City Council~~ may require. The ~~D~~department head shall perform other such acts and duties as the ~~Council or~~ City Manager may prescribe.

The City Council shall have the power, and is hereby authorized to levy, assess, and collect annual taxes not to exceed the maximum limit set by the Constitution and laws of the state of Texas, as they now exist or as they may be amended, on each one hundred dollars ($100.00) assessed valuation of all property having a location within the corporate limits of the City and not exempt from taxation by the Constitution and laws of the state of Texas.

All taxes due the City shall be payable at the appropriate county tax assessor's office and may be paid at any time after the tax rolls for the year have been completed and approved, which completion and approval shall be not later than October 1. Taxes shall be paid before February 1 of each year succeeding the year for which the taxes are levied, and all such taxes not paid prior to such date shall be deemed delinquent and shall be subject to such penalty and interest as may be provided by law. Failure to levy and assess taxes through omission in preparation of the approved tax rolls shall not relieve the person, firm, or corporation so omitted from the obligation to pay such current or past due taxes shown to be payable by recheck of the rolls and receipts for the years in question, unless otherwise provided by law.

All property having its location in the City on the first day of January of each year shall stand charged with a lien in favor of the City from said date for the taxes due thereon. The lien provided hereby shall be superior to all other liens except other tax liens, regardless of when such other liens were created. All persons purchasing any of said property on or after the first day of January in any year shall take the same subject to the lien herein provided. In addition to the lien herein provided on the first day of January of any year, the owner of property subject to taxation by the City shall be personally liable for the taxes due thereon for such year. The City shall have the power to sue for and recover personal judgment for taxes without foreclosure, or to foreclose its lien or liens, or to recover both personal judgment and foreclosure. In such suit where it appears that the description of any property in the City assessment rolls is insufficient to identify such property, the City shall have the right to plead a good description of the property to be assessed, to prove the same, and to have its judgment foreclosing the tax lien and/or for personal judgment against the owner for such taxes as such ownership and property appears on the approved tax rolls furnished by the

Central Appraisal District of the County where the property is located.

§ 8.05. FISCAL YEAR.

The fiscal year of the City shall begin on the first day of October and end on the thirtieth day of September of the following year, provided that the fiscal year may be changed by the Council by ordinance.

§ 8.06. ANNUAL BUDGET.

It shall be the duty of the City Manager to submit an annual budget at a time consistent with state law to the Council for its review, consideration and revision. The Council shall call a public hearing or hearings on the budget. The Council may adopt a budget with or without amendments. The Council may increase or decrease amounts or programs and may delete any programs or amounts except expenditures required by law or for a debt service, provided that no amendment shall increase the authorized expenditures to an amount greater than the total of the estimated income for the current fiscal year plus funds available from prior years. At the close of each fiscal year, the unencumbered balance of each appropriation shall revert to the fund from which it was appropriated and shall be subject to future appropriations, but appropriations may be made in furtherance of improvements or other objects of work of the City which will not be completed within the current year.
(Amended 5/7/22)

§ 8.07. FAILURE TO ADOPT ANNUAL BUDGET.

If the Council fails to adopt the budget by the twentieth day of September, the amounts appropriated for the current fiscal year shall be deemed adopted for the ensuing fiscal year on a month-to-month basis with all items in it prorated, until such time as the Council adopts a budget for the ensuing fiscal year. The property tax levy will be set to equal the total current fiscal year tax receipts, unless the ensuing fiscal year budget is approved by the twentieth day of September of the current fiscal year.
(Amended 5/7/22)

§ 8.08. BONDS AND OTHER EVIDENCES OF INDEBTEDNESS.

The City shall have the right and power to borrow money on the credit of the City for public purposes by whatsoever method it may deem to be in the public interest. The City shall further have the power to borrow money on the credit of the City and to issue general obligation bonds and other evidences of indebtedness for permanent public improvements or for any other public purpose not prohibited by the Constitution and laws of the state of Texas and to issue refunding bonds to refund outstanding bonds and other evidences of indebtedness of the City previously issued. All such bonds shall be issued in conformity with the laws of the state of Texas. The City shall further have the power to borrow money for the purpose of constructing, acquiring, improving, extending, or repairing or [sic] public utilities, recreational facilities or any other self-liquidating municipal functions not prohibited by the Constitution and laws of the state of Texas, and to issue revenue bonds to evidence the obligations created thereby. Such bonds shall be a charge upon and payable from the properties, or interest therein pledged, or the income therefrom, or both. The holders of the revenue bonds of the City shall never have the right to demand payment thereof out of monies raised or to be raised by taxation. All such bonds shall be issued in conformity with the laws of the state of Texas. The City shall have the power to borrow money for public improvements or any public purpose in any other manner provided by law, including certificates of obligation as authorized by Chapter 271 of the Texas Local Government Code. All bonds and evidences of indebtedness of the City having been approved by the Attorney General and registered by the Comptroller of Public Accounts shall thereafter be incontestable in any court or other forum for any reason, and shall be valid and binding obligations of the City in accordance with their terms for all purposes.

CHAPTER 9
BOARDS AND COMMISSIONS

§ 9.01. PLANNING AND ZONING COMMISSION.

The City Council shall create a Planning and Zoning Commission of the City of Celina and shall appoint seven (7) members, each of whom shall be a citizen of the City of Celina. Members shall be appointed for three (3) year staggered terms for a maximum of three (3) terms. Such appointees shall serve without compensation and may not hold any elective office of the state of Texas or any other political subdivision thereof during their terms. A vacancy in an unexpired term shall be filled by appointment by the City Council for the remainder of the term. The majority of the appointed members shall constitute a quorum, and decisions may only be made with the affirmative vote of a majority of these members present and voting. The Commission shall select from any of its members a Chairperson and Vice Chairperson. The Chairperson and Vice-chairperson shall be voting members of the Commission. Members of the Commission may be removed, at the discretion of the City Council.

§ 9.02. BOARD OF ADJUSTMENTS.

The City Council shall appoint a Board of Adjustments comprising of five (5) regular members and two (2) alternate members ~~for two (2) year staggered terms~~for three (3) year terms for a maximum of three (3) terms, all of which shall be citizens of the City of Celina. The Council, by ordinance, may provide for two (2) additional alternate members for three (3) year terms for a maximum of three (3) terms~~two (2) year staggered terms~~. All appointees shall serve without compensation and may not hold any elective office of the state of Texas or any other political subdivision thereof during their terms. The Board of Adjustments shall be governed by Chapter 211, Texas Local Government Code, and have such additional duties as may be prescribed by ordinance or applicable State law. A vacancy on the Board shall be filled by appointment by the City Council for the unexpired term. The Board shall select from any of its members a Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson shall be voting members of the Board.

Commented [HS2]: Commission recommended 3 years for a max of 3 terms. LGC 211.008(b) states BOA members must serve 2 year terms and is silent on charters otherwise setting terms. However 211.008(c) speaks on charters allowing requirements for alternate members inferring the silence in (b) was intentional and terms must be 2 years. On other hand, the requirement that BOA members "must serve. . . .2 years" could be interpreted in that a charter amendment to increase that time to 3 years is sufficient in satisfying the 2 year requirement in the statute.

§ 9.03. PARK AND RECREATION BOARD.

The City Council shall appoint a Park and Recreation Board comprised of seven (7) members, each of whom shall be a citizen of the City of Celina. Members shall be appointed for three (3) year staggered terms for a maximum of three (3) terms. Such appointees shall serve without compensation. A vacancy for an unexpired term shall be filled by appointment by the City Council for the unexpired term. The Board shall select from its members a Chairperson and Vice Chairperson. The Chairperson and Vice-Chairperson shall be voting members of the Board.
(Amended 5/7/22)

§ 9.04. OTHER BOARDS AND COMMISSIONS.

The City Council shall have the power and is hereby authorized to create, abolish, establish, and appoint such other boards, commissions and committees, as it deems necessary to carry out the functions of the City and to prescribe the purpose, functions, and tenure of each board, commission, or committee in accordance with all applicable laws.
(Amended 5/7/16)

CHAPTER 10
ORDINANCES

§ 10.01. PROCEDURE FOR PASSING ORDINANCES AND RESOLUTIONS.

The City Council shall evidence its official actions by written ordinances, resolutions, or oral motions. The style of all ordinances shall be: "BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS" and the style of all resolutions shall be "BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS." Each proposed ordinance shall not be amended or repealed except by adoption of another ordinance. All ordinances and resolutions passed by the City Council shall become effective immediately from and after passage except where publication of a caption is required or where the ordinance, State law, or other provisions of this Charter provide otherwise, in which case the effective date shall be as prescribed in the ordinances.

§ 10.02. PUBLICATION OF ORDINANCES.

The descriptive caption or title of each ordinance containing a penalty shall be published at least once in the official newspaper of the City, unless otherwise provided by State law or this Charter.

§ 10.03. CODE OF ORDINANCES.

The City Council shall have the power to cause the ordinances of the City to be printed, in code form, as often as the Council may deem advisable, provided that failure to print the ordinances as herein provided shall not affect the validity of the same.

§ 10.04. ORDINANCES AND RESOLUTIONS NOW IN EFFECT.

All ordinances, portions thereof, resolutions, contracts, bonds, obligations, rules and regulations now in force under the City government of the City of Celina, and not in conflict with the provisions of this Charter, shall remain in force under this Charter until altered, amended, or repealed by the City Council in the manner required by law.

CHAPTER 11
ELECTIONS

§ 11.01. CITY ELECTIONS.

The Mayor and Council Members shall be elected at large. If a candidate for Mayor or Council Member fails to receive a majority of the votes cast at the regular election, the City Council shall order a run-off election to be held between the two (2) candidates receiving the highest number of votes, to be held on a date as prescribed by the Texas Election Code. All qualified voters of the State who reside within the City of Celina shall have the right to vote in City elections.

§ 11.02. SPECIAL ELECTIONS.

The City Council, by ordinance or resolution, may call such special elections as are authorized by the State law or this Charter, fix the time and place of holding the same, and provide all means for holding such special elections, provided that every special election shall be called and held as nearly as practicable, according to the provisions governing regular elections.

§ 11.03. REGULATION OF ELECTIONS.

All City elections shall be governed by the Constitution of the state of Texas, general laws of the state of Texas, this Charter, and by ordinance of the City regulating the holding of municipal elections. The City Council shall appoint the election judges and other election officials as prescribed by law and shall provide for the compensation of all election officials in City elections and for all other expenses in holding said elections.

§ 11.04. CANDIDATES: FILING FOR OFFICE.

Any qualified person as prescribed by Section 3.02 may make application to have his/her name placed on the official ballot for the position of Council Member or Mayor. The application shall be made in accordance with all applicable laws. Each candidate shall execute such oath and other official form of affidavit as may be required by the City Secretary pursuant to Texas Election Code. The City Secretary shall review the application and notify the candidate whether the application satisfies the requirements of this Charter and the Texas Election Code. If an application is insufficient, the City Secretary shall return it immediately to the candidate with a statement of such insufficiency. The candidate may file a new application within the regular time for filing applications. The City Secretary shall keep on file all applications found sufficient at least until the expiration of the term of office for which such candidates filed or otherwise as provided by law.
(Amended 5/7/22)

§ 11.05. OFFICIAL BALLOT.

The order on the ballot of the names of the candidates shall be determined by the City Secretary in accordance with the procedures set out in the Texas Election Code. The name of each candidate seeking an elective office, except those who have withdrawn, died, or become ineligible prior to the time permitted for withdrawal, shall be printed on the official ballot in the name designated by the candidate in accordance with the Texas Election Code.

§ 11.06. CANVASSING AND ELECTION RESULTS.

Returns of every municipal election shall be delivered forthwith by the Election Judges to the City

Secretary, with a copy of the returns being sent to the Mayor. The City Council shall canvass the returns and declare the official results of the election not less than three (3) days nor more than eleven (11) days after the date of the election, or as may be otherwise provided by the Texas Election Code.
(Amended 5/7/22)

§ 11.07. RUN-OFF ELECTION.

A. The candidates for Mayor and Council Members in Places 1, 2, 3, 4, 5, 6 receiving a majority of all votes cast for the office of Mayor and Council Members for Places 1, 2, 3, 4, 5, 6 shall be declared elected.

B. In the event a candidate for the office of Mayor or Council Member in Places 1, 2, 3, 4, 5, 6 fails to receive a majority of all votes cast for that office, a run-off election for that office shall be conducted. If more than two (2) candidates tie for the highest number of votes for either the office of the Mayor or Council Members, the tied candidates shall draw by lots to determine which two (2) are to be in a run-off election. The City Secretary shall supervise the drawing of lots under this section.

C. Not later than the fifth (5) day after the date of final canvass the City Council shall order a runoff election to be held on a date as prescribed the Texas Election Code.

CHAPTER 12
FRANCHISES

§ 12.01. POWER TO GRANT FRANCHISE.

The City Council shall have the power, subject to the provisions hereof, by ordinance to confer upon any person, firm, corporation, or other legal entity the franchise or right to use the public property of the City for the purpose of furnishing to the public any general public service or benefit, including, but not limited to, heat, light, power, telephone service, transportation, cable, or other telecommunication providers for compensation or hire. No franchise shall be granted by the City to any person, firm, corporation, or other legal entity to own, control or operate a waterworks therein. The City shall have the power by ordinance to grant, renew, and extend all franchises of all public utilities of every character operating within the City. No such franchise shall be granted until after a public meeting shall have been called and held and until such ordinance shall have been passed and accepted by the franchisee. No such ordinance shall become effective until thirty (30) days after its passage.

§ 12.02. TRANSFER OF FRANCHISE.

No public utility or other franchise shall be transferable except with the approval of the City Council expressed by ordinance. This restriction shall not be construed to prevent the franchise holder from pledging the franchise as security for a valid debt.

§ 12.03. OWNERSHIP, USE AND CONTROL OF STREETS.

No franchise or easement involving the right to use the same either along, over, across, under, or upon the streets, alleys, highways, parks, and public ways shall be valid unless granted in compliance with the terms of this chapter. No granting of a franchise by ordinance pursuant to this chapter shall convey any ownership or interest in any property of the City other than the right to use the public property for purposes of such franchisee's operations as expressed in the ordinance granting such franchise.

§ 12.04. RIGHT OF REGULATION.

In granting, amending, renewing and extending public service and utility franchises, the City shall retain the right to:

(1) Repeal such franchise by ordinance for failure to comply with the terms thereof, or for failure to begin construction or operation within the time prescribed, such power to be exercised only after due notice and hearing;

(2) Require an adequate extension of plant and service as is necessary to provide adequate service to the public, and maintenance of the plant and fixtures at the highest reasonable standard of efficiency;

(3) Establish reasonable standards of service and quality of products and prevent unjust discrimination in service or rates;

(4) Impose regulations to ensure safe, efficient and continuous service to the public. The franchise holder in opening and refilling all earth openings shall re-lay the pavement and do all other work necessary to complete restoration of streets, sidewalks, or grounds to a condition equally as good as or better than when disturbed; and

(5) Regulate, locate, or prohibit the erection of any and all poles, wires, or other utility equipment, conveyance, or structure, on the streets, alleys, and public places of the City, and to cause the same to

be changed, removed, altered, increased, diminished, placed underground, or be supported by poles of such material, kind, quality and class as may be determined by the City Council whether the same be telegraph, telephone, electric, cable television, or otherwise, and to enforce the provisions hereof by appropriate action in any court of competent jurisdiction.

§ 12.05. COMPENSATION FOR FRANCHISE.

All persons, corporations, or association of persons, to whom a franchise or privilege may hereafter be granted shall pay to the City for such privilege such compensation as may be fixed by the City Council in the grant of such franchise or privilege. Such compensation as fixed by contract or provided by any Texas statute or statutes and any amendments thereto shall become due and payable at such time as the City Council shall fix in the grant of such franchise or privilege, and upon the failure of any franchisee to pay said compensation when due shall result in forfeiture of the franchise or privilege.

§ 12.06. COUNCIL TO FIX AND REGULATE CHARGES, FARES, OR RATES.

Subject to state or federal law, the City Council shall determine, fix, and regulate the charges, fares or rates of any person, firm, or corporation enjoying a franchise or privilege granted under the provisions of this chapter, and shall prescribe the kind of service to be furnished to the public by such person, firm, or corporation, and the manner in which it shall be rendered and may from time to time alter or change such rules, regulations, and compensation after reasonable notice and public hearing, provided that the rates, charges and fares so fixed shall at all times be reasonable and permit a reasonable net return on the actual value of the physical properties and equipment of such utilities. In this connection, the City Council may require any utility or franchise holder to furnish such financial reports and information as the City Council may request, including reports of actual operating costs and the financial condition of its operations within the City, and the City Council may employ, at the expense of such franchisee, necessary outside experts to examine and audit the accounts and records of the franchisee to determine the reasonableness of such charges, fares, and rates.

CHAPTER 13
INITIATIVE, REFERENDUM AND RECALL

§ 13.01. POWER OF INITIATIVE.

The people of the City reserve the power to direct legislation by initiative and, in the exercise of such power, may propose any ordinance not in conflict with this Charter or State law, except an ordinance appropriating money or authorizing the issuance of bonds, or authorizing the levy of taxes, and user based fees, an ordinance amending an ordinance appropriating money or levying taxes, an ordinance authorizing the issuance of bonds, and user based fees, or an ordinance repealing an ordinance appropriating money or levying taxes and user based fees. Any initiated ordinance may be submitted by a petition signed by registered voters of the City equal in number to at least twenty (20) percent of the number of registered voters residing in the City at the time the petition is filed.

§ 13.02. POWER OF REFERENDUM.

The people of the City reserve the power to approve or reject at the polls any legislation enacted by the City Council, which is subject to the initiative process under this Charter. However, there is excepted from such power of referendum ordinances making the annual tax levy and bond ordinances authorizing the issuance of bonds. Within forty-five (45) days after the final adoption or publication, whichever date is later, of any ordinance which is subject to referendum, a petition, signed by registered voters of the City equal in number to at least twenty (20) percent of the number of registered voters residing in the City at the time the petition is filed, may be filed with the City Secretary requesting that any such ordinance be either repealed or submitted to a vote of the people. When such a petition has been certified as sufficient by the City Secretary, the ordinance so specified in the petition shall not go into effect, or further action shall be suspended if it shall have gone into effect, until and unless it is approved by the voters as herein provided.

§ 13.03. FORM OF PETITION FOR INITIATIVE AND REFERENDUM.

All petition papers circulated for the purpose of an initiative or referendum shall be uniform in size and style, and in accordance with the petition requirements of the Texas Election Code.

§ 13.04. FILING, EXAMINATION AND CERTIFICATION OF PETITIONS.

All papers comprising a petition for initiative or referendum shall be assembled and filed with the City Secretary as one instrument. Within thirty (30) days after the petition is filed, the City Secretary shall determine whether each paper of the petition has a proper statement of the circulator and whether the petition has been signed by a sufficient number of qualified electors and shall hold any petition paper entirely invalid which does not have attached thereto the statement signed by the circulator thereof. The City Secretary shall certify the result of this examination to the City Council at its next regular meeting. If the City Secretary shall certify that the petition is insufficient, the certificate shall specify the particulars in which it is defective and shall at once notify in writing the person filing the petition of this finding. A petition may be amended at any time within ten (10) days after a notice of insufficiency has been sent by the City Secretary, by filing a supplementary petition. In such event, the same procedures shall then be followed by the City Secretary and City Council as in the case of the original petition for the same purpose. The finding of insufficiency of an initiative petition shall not prejudice the filing of a new petition for the same purpose.

§ 13.05. COUNCIL CONSIDERATION AND SUBMISSION TO VOTERS.

When the City Council receives an authorized initiative petition, certified by the City Secretary to be sufficient, the City Council shall either (a) pass the initiated ordinance without amendment within twenty (20) days after the date of the certification to the City Council; or (b) submit the initiated ordinance without amendment to a vote of the qualified voters of the City at a regular or special election to be held on a uniform election date of the state of Texas, but not less than ninety (90) days from the date that the City Secretary certifies the submission to the City Council.

When the City Council receives an authorized referendum petition, certified by the City Secretary to be sufficient, the City Council shall reconsider the referred ordinance. If, upon such reconsideration, such ordinance is not repealed, it shall be submitted to the voters of the City at a regular or special election to be held on a uniform election date of the state of Texas, but not less than ninety (90) days from the date that the City Secretary certifies the submission to the City Council.

Special elections on initiated or referred ordinances shall not be held more frequently than once each six (6) months, and no ordinance on the same subject as an initiated ordinance which has been defeated at any election may be initiated by the voters within two (2) years from the date of such election.

§ 13.06. BALLOT FORM AND RESULTS OF ELECTION.

Ordinances submitted to the electors in accordance with the initiative and referendum provisions of this Charter shall be submitted by ballot title, which shall contain a clear, concise statement, without argument, of the substance of such ordinance. The ballot used shall have below the ballot title the following proposition, one above the other in the order indicated: “FOR THE ORDINANCE” and “AGAINST THE ORDINANCE.” Any number of ordinances may be voted on at the same election and may be submitted on the same ballot.

If a majority of electors voting on a proposed initiated ordinance shall vote in favor thereof, it shall thereupon become an ordinance of the City. A referred ordinance which is not approved by a majority of the electors voting thereon shall thereupon be deemed repealed. If conflicting ordinances are approved by the electors at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

§ 13.07. POWER OF RECALL.

The people of the City reserve the power to recall the Mayor or any other Member of the City Council and may exercise such power by filing with the City Secretary a petition, signed by qualified voters of the City equal in number to at least twenty (20) percent of the number of registered voters residing in the City at the time the petition is filed demanding the removal of the Mayor or other Member of the City Council. The petition shall be signed and verified in the manner required for an initiative petition, shall contain a general statement of the grounds upon which the removal is sought and one of the signers of each petition paper shall make an affidavit that the statements made therein are true.

§ 13.08. RECALL ELECTION.

All papers comprising a recall petition shall be assembled and filed with the City Secretary. Within thirty (30) days after the petition is filed, the City Secretary shall determine its sufficiency and, if found to be sufficient, shall certify this fact to the City Council at its next regular meeting. If a recall petition is found to be insufficient, it may be amended within ten (10) days after notice of such insufficiency by the City Secretary, by filing a supplementary petition. In that event, the same procedures shall then be followed by

the City Secretary and the City Council as in the case of an original petition. The finding of insufficiency of a recall petition shall not prejudice the filing of a new petition for the same purpose.

The ~~City~~ Council Member or Mayor whose removal is sought by a recall petition may, within five (5) days after such petition has been certified and presented to the City Council, request in writing that a public hearing be held to permit him/her to present facts pertinent to the charges specified in the petition. In this event, the City Council shall order such public hearing to be held not less than five (5) days or more than fifteen (15) days after receiving such request for a public hearing.

If the ~~City~~ Council Member or Mayor whose removal is sought does not resign, the City Council shall order a recall election and fix a date for such election, the date of which shall not be less than ninety (90) days from the date the petition was submitted to the City Council or from the date of the public hearing if one was held, whichever is later, or at the earliest date thereafter permitted by the Texas Election Code.

§ 13.09. RECALL BALLOT.

Ballots used in recall elections shall read as follows: "SHALL (name of person or persons) BE REMOVED FROM OFFICE BY RECALL?" Below such question there shall be printed the following as to each person named:

"FOR THE REMOVAL OF (name of person.)"

"AGAINST THE REMOVAL OF (name of person.)"

§ 13.10. RESULTS OF A RECALL ELECTION.

If a majority of the votes cast at a recall election is against removal of a Council Member or Mayor named on the ballot that Member shall continue in office for the remainder of his unexpired term. If a majority of the votes cast at such election are for the removal of the ~~City~~ Council Member or Mayor named on the ballot, the City Council shall immediately declare the office vacant and such vacancy shall be filled in accordance with the provisions of state law and this Charter. A ~~City~~ Council Member or Mayor thus removed shall not be a candidate to succeed himself/herself in an election called to fill the vacancy created.

§ 13.11. LIMITATIONS ON RECALL.

No recall petition shall be filed against the Mayor or any other Council Member within six (6) months after he/she first takes office, or within six (6) months after an election for his/her recall, nor within six (6) months of the end of his/her term.

CHAPTER 14
GENERAL AND TRANSITIONAL PROVISIONS

§ 14.01. CONTINUATION OF PRESENT OFFICES.

All persons holding elective offices that are retained under this Charter will continue to fill those offices for the terms to which they were elected and ~~shall~~ may be re-elected prospectively in accordance with Section 2.01, "Form of Government."

All persons holding administrative offices at the time this Charter takes effect shall continue in office and in the performance of their duties in the capacities to which they have been appointed until provisions shall have been made in accordance with the terms of this Charter for the performance of such duties or the discontinuance of such office, if any. The powers conferred and the duties imposed upon any office, department, or agency of the City by the laws of the state of Texas shall, if such office, department, or agency be abolished by this Charter or under its authority, be thereafter exercised and discharged by the office, department, or agency designated by the City Council, unless otherwise provided herein.

§ 14.02. CONFLICT OF INTEREST.

No Member of the City Council, the Mayor, or any other officer, whether elected, appointed, paid or unpaid, who exercises responsibilities beyond those that are advisory in nature, shall participate in a vote or decision on a matter involving a business entity or real property in which such officer has a substantial interest, as defined by Chapter 171, Texas Local Government Code, if it is reasonably foreseeable that an action on the matter would have an economic effect on the business entity or on the value of the property that is distinguishable from the effect on the public.

If the officer, or a person related to the officer within the first degree of affinity or consanguinity, has a substantial interest in a business entity that would be specially affected by an official action of the City Council, the officer, if a member of the City Council, shall file an affidavit stating the nature and extent of the interest and abstain from further participation in the matter. Any willful violation of this section shall constitute malfeasance in office, and any officer or employee found by a court of competent jurisdiction to have violated this section shall forfeit his/her office or position. Any violation of this section, with the knowledge, expressed or implied, of a person or corporation contracting with the City, shall render the contract involved voidable by the City Council.

§ 14.03. NEPOTISM.

No member of the City Council, Mayor, or City Manager shall appoint, vote for, or confirm the appointment to any paid office, position, clerkship, employment or duty, any person, related within the second degree of affinity or within the third degree of consanguinity to any member of the City Council, Mayor, or City Manager, when the salary, fees, or compensation of such appointee is to be paid for, directly or indirectly, out of or from public funds or fees of office of any kind or character whatsoever. This provision shall not prevent the appointment, voting for, or confirmation of any person who shall have been continuously employed in any such office, position, clerkship, employment, or duty for at least thirty (30) days if the officer is appointed, or at least six (6) months if the officer is elected. When a person is allowed to continue in any such position, the officer related shall not participate in the deliberation or voting upon the appointment, reappointment, employment, confirmation, re-employment, change in status, compensation, or dismissal of such person, unless such action is taken with respect to a bona fide class or category of employees.

§ 14.04. OFFICIAL ~~NEWSPAPER~~SOURCE FOR PUBLIC NOTICE AND OTHER MATTERS.

The City Council shall have the power to designate by resolution a newspaper of general circulation in the City as the City's official newspaper. All ordinances, captions of ordinances, notices and other matters required to be published by this Charter, by ordinance, or by State law, shall be published on the City's website and ~~in the official newspaper or~~any other forms of media ~~allowed~~ required by state law.
(Amended 5/7/22)

§ 14.05. JUDICIAL NOTICE.

This Charter shall be recorded in the City Secretary's office in a book kept for that purpose. As soon as practicable after its adoption, an authenticated copy of the Charter shall be certified to the Secretary of State of the state of Texas, at which time the Charter becomes a public act. Such Charter provisions may be read in evidence without pleading or proof of their provision, and judicial notice shall be taken thereof in all courts and places.

§ 14.06. PROPERTY NOT SUBJECT TO GARNISHMENT AND EXECUTION.

No property owned or held by the City shall be subject to any garnishment or execution of any kind or nature except as specifically provided by State law.

§ 14.07. PUBLIC MEETINGS AND RECORDS.

All meetings of the City Council and all boards, commissions and committees appointed by the City Council shall be governed by the provisions of Chapter 551, Texas Government Code and any amendments thereto with regard to the posting of agenda and the holding of public meetings. All public records of every officer, department, or agency of the City shall be open to inspection by any citizen at all reasonable business hours, provided that records excepted from public disclosure by Chapter 552, Texas Government Code and any amendments thereto shall be closed to the public and not considered public record for the purpose of this section.

§ 14.08. INDEMNIFICATION OF OFFICERS.

The City Council shall, by appropriate ordinance, provide for the indemnification and defense of the officers and employees of the City, including the Members of the City Council, or any board, commission, or committee, including volunteers, against any loss, cost, or expense, including court costs and attorney's fees, to the extent allowed by law, arising out of the claim, suit, or judgment or settlement thereof, resulting from any alleged negligent act or omission of such officer, employee, member, or volunteer during the discharge of his duties and within the scope of his office, employment, membership, or assigned voluntary position with the City, or in any other case where the City is directed or authorized by law to do so. Such indemnification will not be provided for any act arising out of the intentional or knowing violation of any penal statute or ordinance or arising out of any conduct determined by final judgment to be an act of fraud or to have been taken with the intent to deceive or defraud, or for any personal or private business of such officer, employee, member, or volunteer, or for the gross negligence or official misconduct, or willful or intentionally wrongful act, or omission of such officer, employee, member, or volunteer.

§ 14.09. CLAIMS FOR DAMAGE OR INJURY.

The City of Celina shall never be liable for any personal injury or death, or for claims for damages or injury to real or personal property, alleged to have been caused by the negligent act or omission of any officer, agent, or employee of the City unless the person who has been injured, the person whose property has been

injured or damaged, or someone on his/her behalf, shall file a claim in writing with the ~~Risk Management Coordinator~~City's Human Resources office within six months after said injury, death, or damage has occurred, stating specifically when, where, and how the injury, death, or damage occurred, the full extent thereof, the amount of damages claimed or asserted, and the basis claimed for liability on the part of the City.
(Amended 5/7/22)

§ 14.10. AMENDMENT OF THIS CHARTER.

Amendments of this Charter may be submitted by the City Council to the qualified voters of the City for their approval at an election, no more often than once every two (2) years, held in accordance with Chapter 9, Texas Local Government Code.

§ 14.11. BOND OR SECURITY NOT REQUIRED.

It shall not be necessary in any action, suit, or proceeding in which the City is a party, for any bond, undertaking, or security to be executed on behalf of said City. All such actions, suits, appeals, or proceedings shall be conducted in the same manner as if such bond, undertaking, or security had been given, and said City shall be liable as if such obligation had been duly given and executed.

§ 14.12. SEVERABILITY CLAUSE.

If any chapter, section, paragraph, sentence, clause, or phrase of this Charter shall be held unconstitutional or invalid for any reason by a court of competent jurisdiction, such holding shall not affect the remainder of this Charter nor the context in which such provision so held invalid may appear, except to the extent that an entire chapter, section, paragraph, or sentence may be inseparably connected in meaning and effect with the provision to which such holding shall apply directly.

§ 14.13. MEANING OF WORDS.

The provision[s] of this Charter shall be liberally construed for the purpose of effecting the objects and ends thereof. Unless some other meaning is manifest, the word "City" shall be construed to mean the "City of Celina," and the word "and" may be read "or" or the word "or" may be read "and" if the sense requires. Words in the present tense include future tense and, except when a more constrictive meaning is manifest, singular may mean plural. The word "Council" shall be construed to mean the City Council of the City of Celina. The gender of the wording as contained in the Charter shall always be interpreted to mean either sex.

§ 14.14. EFFECTIVE DATE.

This Charter, including all subsequent amendments, shall take effect immediately following adoption by the voters and entry of the official order by the City Council declaring the same adopted as soon as practicable. After adoption, the Mayor shall certify to the Secretary of State an authenticated copy of the Charter under the City's seal showing approval by the voters. The City Secretary shall record the Charter in a book kept for that purpose and keep and maintain the same as the official record of the City.

Life Connected.

Parks
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Steve Walsh, Director of Parks and Recreation
CC:	Karla Stovall, Assistant City Manager
Intiated by:	
Date:	January 14, 2025
Re:	Parks Administration Building update

Action Requested:
Parks Administration Building update (Walsh)

Background Information:
City Council authorized staff to enter into an agreement with Parkhill to design the Parks & Recreation Administration Building in September 2023. Staff presented the initial schematic design to City Council on July 9, 2024. The initial project budget is estimated at $8,098,209. Crossland Construction was approved by City Council as the project CMAR.

Parkhill has continued to lead a collaborative effort with the Parks & Recreation, Engineering, and Information Technology departments to refine the design documents. Staff is looking for input from the City Council before Parkhill proceeds with creating design documents.

Legal Review:

Supporting Documents:
1. City Council Presentation - Park Admin Building (P)

Financial Consideration:

Staff Recommendation:

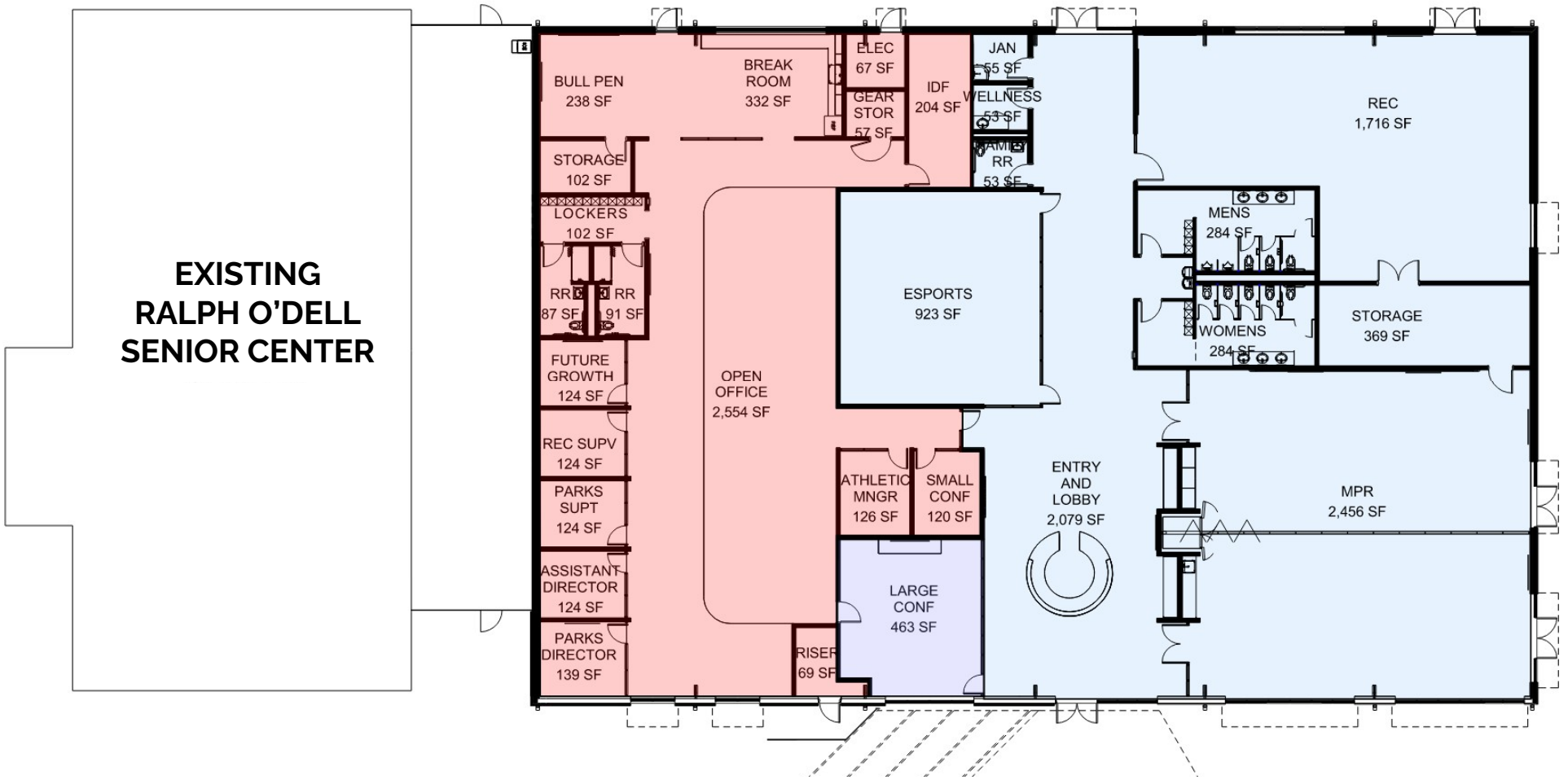
City of Celina

Parks & Recreation Department

Administration Building Renovation

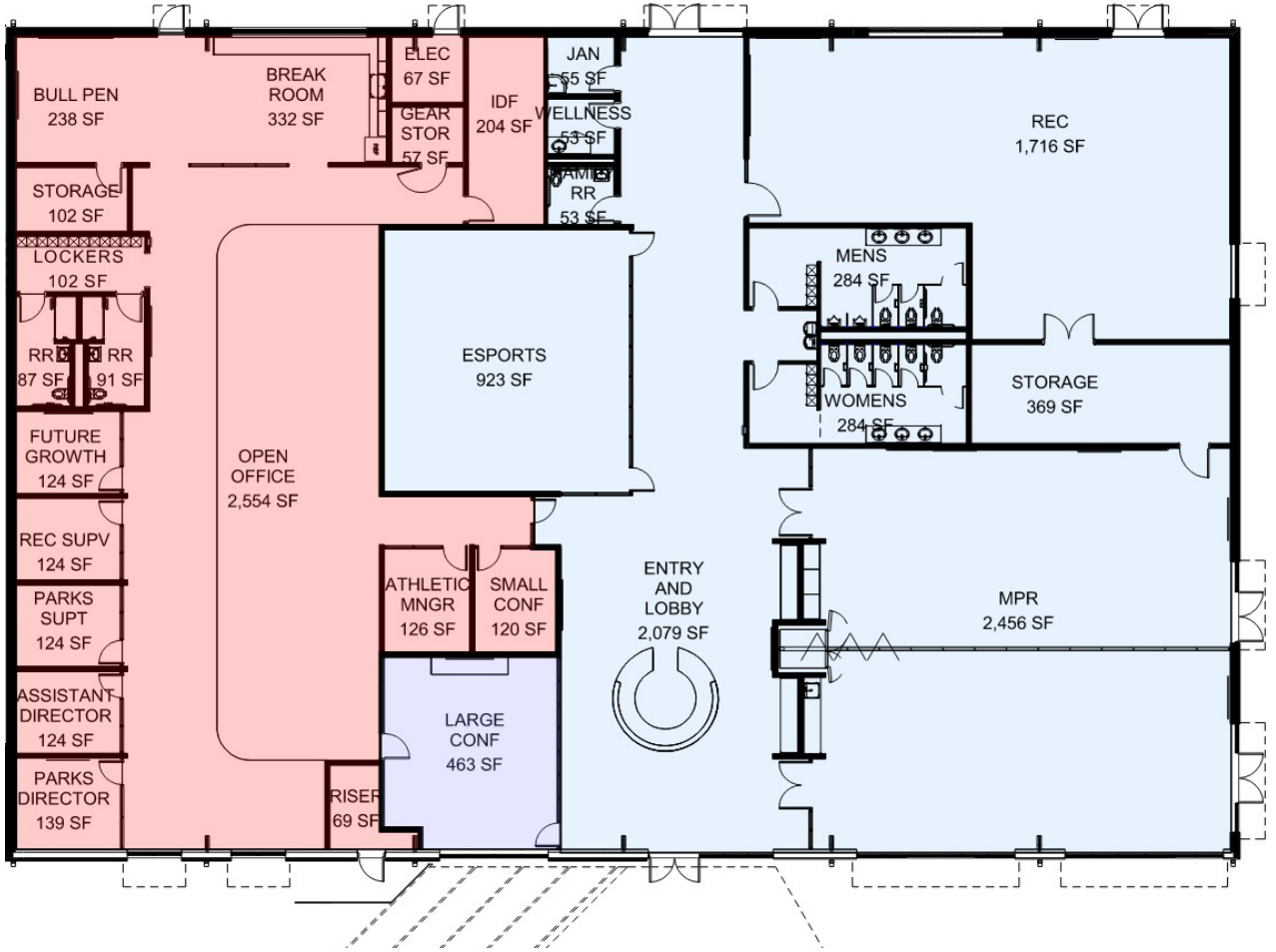
January 14, 2025

Floor Plan


EXISTING
RALPH O'DELL
SENIOR CENTER
BULL PEN
238 SF
BREAK
ROOM
332 SF
ELEC
67 SF
GEAR
STOR
57 SF
IDF
204 SF
JAN
55 SF
WELLNESS
53 SF
RR
53 SF
REC
1,716 SF
STORAGE
102 SF
LOCKERS
102 SF
RR
87 SF
RR
91 SF
ESPORTS
923 SF
MENS
284 SF
WOMENS
284 SF
STORAGE
369 SF
FUTURE
GROWTH
124 SF
OPEN
OFFICE
2,554 SF
REC SUPV
124 SF
PARKS
SUPT
124 SF
ATHLETIC
MNGR
126 SF
SMALL
CONF
120 SF
ENTRY
AND
LOBBY
2,079 SF
MPR
2,456 SF
ASSISTANT
DIRECTOR
124 SF
LARGE
CONF
463 SF
PARKS
DIRECTOR
139 SF
RISER
69 SF

Recent Updates:

- Increased public recreational spaces to 64% of the 14,171 available square feet
- Decreased staff office space as department can operate more efficiently
- Recommend facility to be class-oriented, not membership driven
- Offerings to include fitness, art, dance, & educational classes.
- E-Sports Studio & public meeting spaces



Front View

Rear View

Front Lobby

Front Lobby

Multipurpose Room

Multipurpose Room

Exercise Activity Room

Staff Office Area

Staff Break Area

CONCLUSION:

- Staff is looking for final approval for design.
- Staff will move into construction documents.
- Construction tentatively scheduled for Fall 2025.

Life Connected.

IT
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Alden Gleason
Date:	January 14, 2025
Re:	Proposed Council Chambers AV upgrades

Action Requested:
Proposed Council Chambers AV upgrades (Alexander)

Background Information:
The Information Technology staff will provide City Council an overview of the proposed refresh to the Audiovisual components in the Council Chambers and requesting feedback on timing and scope.

Legal Review:

Supporting Documents:
1. AV Presentation - January 2025

Financial Consideration:

Staff Recommendation:

COUNCIL CHAMBERS AUDIO/VISUAL UPGRADES

Amy Alexander
Director of Information Technology
January 14, 2025

AV UPGRADES

- The AV system installed in council chambers was originally installed in 2019. Since 2019, there has been a lot of new functionality requested of the system.
- Our current system has reached the end of its lifecycle. It's critical to lifecycle equipment to prevent unexpected failures. Most experts recommend refreshes occur 3-5 years after the system was installed.

- **Components**
- Main Display (current projection)
- Auxiliary Displays (Dias and Confidence)
- Control System
- Audio Reinforcement (Microphones and Speakers)
- Electronic Voting

APPROACH OPTIONS

Phase 1 (Year 1)

Main Display (LED)
Auxiliary Displays (Dias and Confidence)
Partial Control System
Electronic Voting

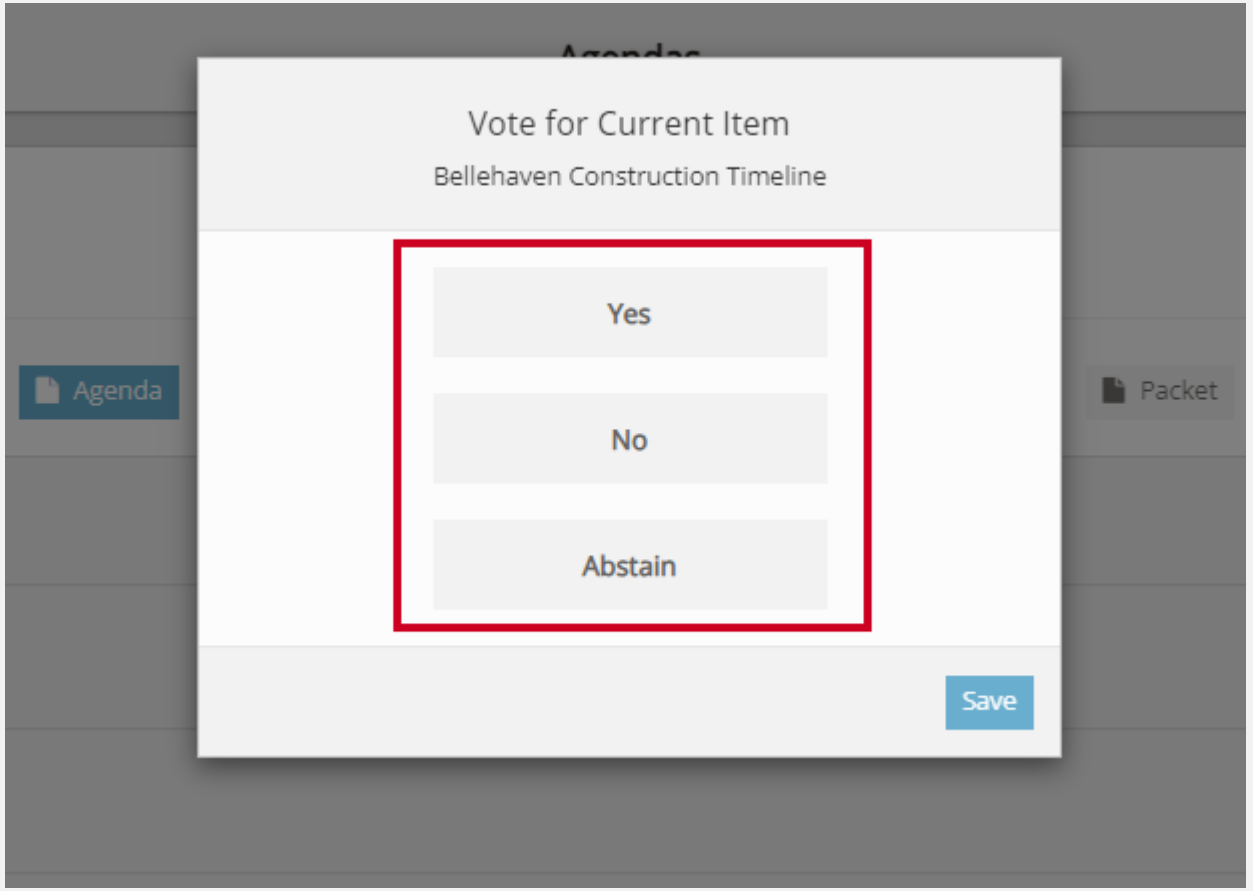
Phase 2 (Year 2)

Control System
Audio Reinforcement (Microphones and Speakers)

OR

Single Phase

Main Display (LED)
Auxiliary Displays (Dias and Confidence)
Partial Control System
Electronic Voting
Control System
Audio Reinforcement (Microphones and Speakers)



PHASE COMPARISON

	Phase 1	Phase 2	Total
Multi-Phase	$350,000	$260,000	**$610,000**
Single Phase	$520,000		**$520,000**

Approximately ~90,000 savings for single phase

QUESTIONS?

Would Council would like to see any other items included, and/or changes to this project?

Does Council have a preference on a single phase or 2 phase over time approach?

Life Connected.

EDC
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Ty Behringer, Business Development Associate
CC:	Anthony Satarino, Executive Director of Economic Development
Intiated by:	Ty Behringer
Date:	January 14, 2025
Re:	Economic Development Agreement and Performance Agreement with Home Depot U.S.A., Inc.

Action Requested:
Discussion regarding an approved Economic Development Agreement and Performance Agreement with Home Depot U.S.A., Inc. (Satarino)

Background Information:
On December 19, 2024, the Celina Economic Development Corporation (CEDC) and City of Celina entered into an Chapter 380 Economic Development Agreement and Performance Agreement with Home Depot U.S.A., Inc (Developer). The City and CEDC determined that a grant of funds to the Developer for a 105,000 gross square foot facility located on approximately 11.54-acres generally located on the northwest corner of Preston Road and Ownsby Parkway would serve the purpose of promoting local economic development.

The Developer covenants and agrees to a construct a minimum of $20,000,000 of qualified improvements on the property by July 31, 2026, with the qualified expenditures for the construction of infrastructure to serve the property equaling a minimum of $1,397,500.

Developer agrees to obtain or cause to be obtained a certificate of occupancy by July 31,2026 and operate the facility by August 31, 2026. The Developer agrees to employ a minimum of 48 full-time equivalent positions by March 31, 2027.

The City agrees to pay the Developer grant payments based on the sales and use tax reported by the Developer to the City. The City grant payments shall be based upon a 37.5% sales tax rebate over a 10-year reporting period not to exceed $838,500.

The CEDC agrees to pay the Developer grant payments based on the sales and use tax reported by the Developer to the CEDC. The CEDC grant payments shall be based upon a 50% sales tax rebate over a 10-year reporting period not to exceed $559,000.

A sales tax rebate offered by an EDO or City is a financial incentive where a portion of the sales tax revenue generated by a business is refunded back to the business to encourage economic growth and attraction of new businesses.

The CEDC, in coordination with the City's Marketing Department, will unveil a strategy for sharing information regarding the future developments along Preston Road.

Legal Review:
The City Attorney and CEDC Attorney have reviewed the attached approved agreement.

Supporting Documents:
1. Home Depot - Worksession Presentation - Council
2. 2024-12-19 Ch 380 EDC Development & Performance Agreement- Home Depot - FE

Financial Consideration:
The City agrees to pay the Developer grant payments based on the sales and use tax reported by the Developer to the City. The City grant payments shall be based upon a 37.5% sales tax rebate over a 10-year reporting period not to exceed $838,500.

The CEDC will provide grant payments to the Developer based on the sales and use taxes reported by the Developer to the City. These payments will consist of a 50% sales tax rebate over a 10-year period, with a maximum total of $559,000.

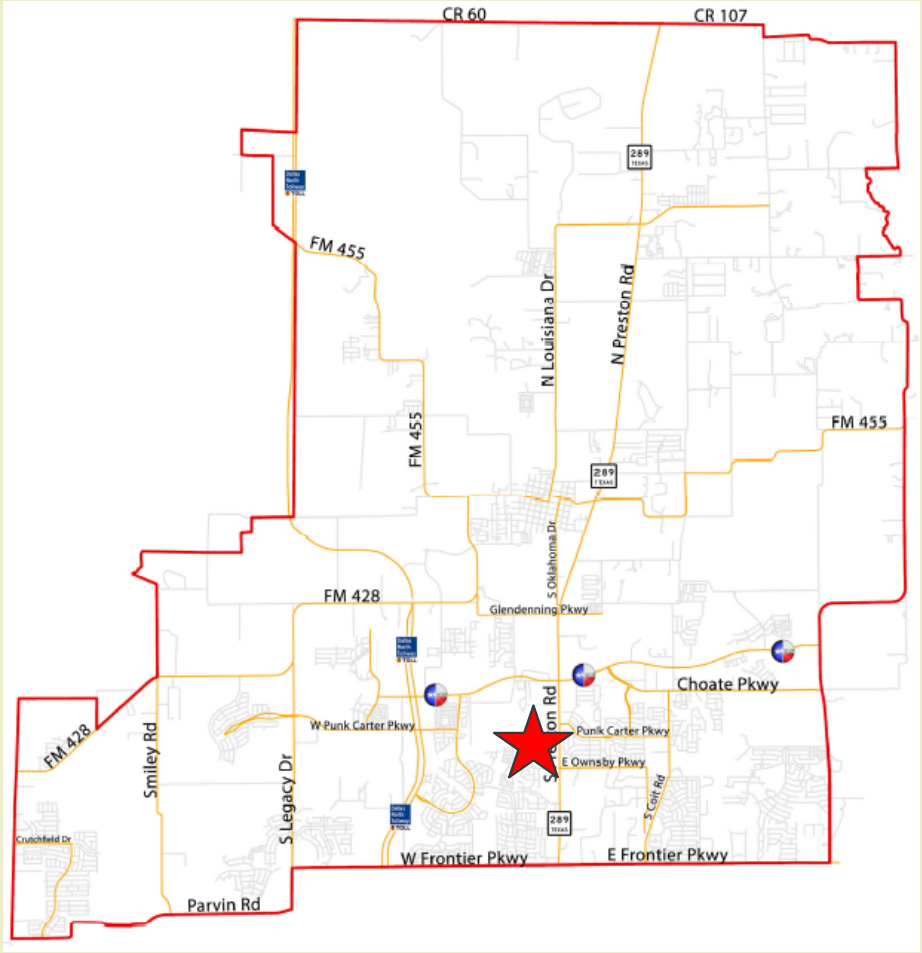
To receive the maximum reimbursement, the Developer must generate the required sales.

Staff Recommendation:
N/A

Home Depot U.S.A. Inc

Worksession

Home Depot - Location



- Generally located at the NWC of Preston Rd. and Ownsby Pkwy.

Worksession

Home Depot – Intersection of Preston Rd. & Ownsby Pkwy

- Costco is located on the SWC of Preston Rd. and Ownsby Pkwy.
- Lowe's is located on the SEC of Preston Rd. and Ownsby Pkwy.

Worksession

Home Depot – EDA Deal Points

- Developer is required to construct a 105,000 gross square foot facility located on approximately 11.54-acres generally located on the northwest corner of Preston Road and Ownsby Parkway.

- The Developer covenants and agrees to:

  - Construct a minimum of $20,000,000 of qualified improvements on the property by July 31, 2026.

  - Qualified expenditures for the construction of infrastructure to serve the property to be a minimum of $1,397,500.

  - Obtain or cause to be obtained a certificate of occupancy by July 31, 2026.

  - Employ a minimum of 48 full-time equivalent positions by March 31, 2027.

Worksession

Home Depot – EDA Deal Points

- City Obligation
  - Pay the Developer grant payments based on the sales and use tax reported.
  - Payments shall be based upon a 37.5% sales tax rebate over a 10-year reporting period.
  - Total sales tax reimbursement is not to exceed $838,500.
- CEDC Obligation
  - Pay the Developer grant payments based on the sales and use tax reported.
  - Payments shall be based upon a 50% sales tax rebate over a 10-year reporting period.
  - Total sales tax reimbursement is not to exceed $559,000.

Worksession

Home Depot – Sales Tax Reimbursements

- A sales tax rebate offered by an EDO or City is a financial incentive where a portion of the sales tax revenue generated by a business is refunded back to the business to encourage economic growth and attraction of new businesses.
- No upfront grant payment.
- To receive the maximum reimbursement, the Developer must generate the required sales.
- The term of this agreement is limited to a maximum duration of 10 years or a total sales tax reimbursement of $1,397,500, whichever occurs first.

Worksession

Home Depot – City Return on Investment

City - Return on Investment - 10 YEAR Sales Tax								
Year	Projected Sales	Taxable Sales		Tax Rate	Taxes Assessed	Sales Tax Rebate	380 Agreement City Proposed	
		85%					$	838,500.00
1	$ 46,000,000	$	33,320,000	1%	$ 333,200	38%	**$**	**124,950**
2	$ 46,000,000	$	38,845,000	1%	$ 388,450	38%	**$**	**145,669**
3	$ 46,000,000	$	44,370,000	1%	$ 443,700	38%	**$**	**166,388**
4	$ 51,000,000	$	49,385,000	1%	$ 493,850	38%	**$**	**185,194**
5	$ 51,000,000	$	49,385,000	1%	$ 493,850	38%	**$**	**185,194**
6	$ 51,000,000	$	49,385,000	1%	$ 493,850	38%	**$**	**185,194**
7	$ 51,000,000	$	49,385,000	1%	$ 493,850	38%	$	493,850
8	$ 55,000,000	$	49,385,000	1%	$ 493,850	38%	$	493,850
9	$ 55,000,000	$	49,385,000	1%	$ 493,850	38%	$	493,850
10	$ 55,000,000	$	49,385,000	1%	$ 493,850	38%	$	493,850
City Revenue (Total)				**$**	**4,622,300**	**38%**	**$**	**2,967,988**
ROI								**451%**

**Developer is projected to meet sales tax rebate cap in Year 6.*

Worksession

Home Depot – CEDC Return on Investment

EDC - Return on Investment - 10 YEAR Sales Tax							
Year	Projected Sales	Taxable Sales	Tax Rate	Taxes Assessed	Sales Tax Rebate	380 Agreement EDC Proposed	
		85%				$	559,000
1	$ 46,000,000	$ 33,320,000	0.5%	$ 166,600	50%	**$**	**83,300**
2	$ 46,000,000	$ 38,845,000	0.5%	$ 194,225	50%	**$**	**97,113**
3	$ 46,000,000	$ 44,370,000	0.5%	$ 221,850	50%	**$**	**110,925**
4	$ 51,000,000	$ 49,385,000	0.5%	$ 246,925	50%	**$**	**123,463**
5	$ 51,000,000	$ 49,385,000	0.5%	$ 246,925	50%	**$**	**123,463**
6	$ 51,000,000	$ 49,385,000	0.5%	$ 246,925	50%	**$**	**123,463**
7	$ 51,000,000	$ 49,385,000	0.5%	$ 246,925	50%	$	246,925
8	$ 55,000,000	$ 49,385,000	0.5%	$ 246,925	50%	$	246,925
9	$ 55,000,000	$ 49,385,000	0.5%	$ 246,925	50%	$	246,925
10	$ 55,000,000	$ 49,385,000	0.5%	$ 246,925	50%	$	246,925
City Revenue (Total)				**$ 2,311,150**	**50%**	**$**	**1,649,425**
ROI							**313%**

**Developer is projected to meet sales tax rebate cap in Year 6.*

Worksession

Preston Road Incentive Agreement Overview

Costco

- First Preston Road agreement (Open 2026)
- $6.75M sales tax rebate (performance based)
- $25M investment into the community

Walmart

- Speed to market (Open 2026)
- $5.1M sales tax rebate (performance based)
- $25M investment into the community

Lowe's

- Speed to market (Open 2027)
- $1.8M sales tax rebate (performance based)
- $25M investment to the community

Home Depot

- Speed to market (Open 2026)
- $1.39M sales tax rebate (performance based)
- $20M investment into the community

Worksession

Preston Road Infrastructure

Costco/Lowes

- As stipulated in the agreements with Costco and Lowe's the construction of Ownsby Parkway – a four-lane divided roadway – and traffic signal (95% complete) must be completed prior to opening for business.

Walmart

- Walmart is required to submit a full traffic impact analysis (TIA) for the 80 acres which identifies existing conditions, trip generation, trip distribution, impact on surrounding infrastructure, and mitigation measures. As each phase develops, the TIA will need to be amended.

- Each development is required to submit a TIA to ensure the roadway infrastructure can accommodate increased demand from new development. Additionally, it should suggest infrastructure improvements to minimize traffic impacts.

Worksession

Preston Road Corridor Development Information Campaign

The CEDC, in coordination with the City's Marketing Department, will unveil a strategy for sharing information regarding the future developments along Preston Road; to include:

- A webpage dedicated to the Preston Road corridor
- Infographics highlighting growth with an analysis of incentive agreements
- An "In the Know" video series – EDC Edition
- Press releases

Questions?

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT
AND PERFORMANCE AGREEMENT

This **CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT AND PERFORMANCE AGREEMENT** by and between the ***CITY OF CELINA, TEXAS***, a Texas home-rule municipality (hereinafter referred to as the "City"); the ***CELINA ECONOMIC DEVELOPMENT CORPORATION***, a Texas non-profit corporation (hereinafter referred to as the "CEDC"), and **HOME DEPOT U.S.A., INC.**, a Delaware corporation (hereinafter referred to as the "Developer"), is made and executed on the following recitals, terms and conditions.

WHEREAS, certain capitalized terms used herein are defined in Section 3, below; and

WHEREAS, the City desires to provide, pursuant to Chapter 380 of the Texas Local Government Code an incentive to Developer to develop the Property as defined below; and

WHEREAS, the City possesses the legal and statutory authority under Chapter 380 of the Texas Local Government Code to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the City of Celina, Texas; and

WHEREAS, the City has determined that a grant of funds to the Developer will serve the public purpose of promoting local economic development, with the development and diversification of the economy of the State and City, will eliminate unemployment and underemployment in the State and City, and will enhance business and commercial activity within the City of Celina, Texas; and

WHEREAS, the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Celina, Texas, and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code, and further, is in the best interests of the City and the Developer; and

WHEREAS, the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Celina, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution by assisting in the development and diversification of the economy of the State, by eliminating unemployment or underemployment in the State, and by the development or expansion of commerce within the State; and

WHEREAS, the Celina Economic Development Corporation is a Type A economic development corporation, created pursuant to Chapter 504 of the Texas Local Government Code, as amended; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term "project" to mean "expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities,

or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . .”; and

WHEREAS, Section 501.158 of the Texas Local Government Code prohibits the provision of a direct incentive unless CEDC enters into an Agreement with Developer providing at a minimum a schedule of additional payroll or jobs to be created or retained by CEDC’s investment; a schedule of capital investments to be made as consideration for any direct incentives provided by CEDC to Developer; and a provision specifying the terms and conditions upon which repayment must be made should Developer fail to meet the agreed to performance requirements specified in this Agreement; and

WHEREAS, Developer has applied to the City and CEDC for financial assistance necessary to construct a home improvement retail facility containing at least 105,000 gross square feet to be generally located on approximately 11.54-acres generally located on the northwest corner of Preston Road and Ownsby Parkway, City of Celina, Collin County, Texas; and

WHEREAS, the CEDC’s Board of Directors have determined the financial assistance to be provided to Developer pursuant to this Agreement is consistent and meets the definition of “project” as that term is defined in Section 501.103 of the Texas Local Government Code; and the definition of “cost” as that term is defined by Section 501.152 of the Texas Local Government Code; and

WHEREAS, Developer agrees and understands that Section 501.073(a) of the Texas Local Government Code requires the City Council of the City of Celina, Texas, to approve all programs and expenditures of the CEDC, and accordingly this Agreement is not effective until City Council has approved this project at a City Council meeting called and held for that purpose.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, CEDC, and Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

(a) This Agreement shall be effective as of the Effective Date, as defined herein, and shall continue thereafter until the sooner of the following: (1) the aggregate total payments to Developer pursuant to Section 5(a) and 6(a) of this Agreement equals One Million Three Hundred Ninety Seven Thousand Five Hundred and No/Dollars ($1,397,500)**;** or (2) December 31, 2035, unless terminated sooner under the provisions hereof. Any payment due to Developer for the year 2035 shall survive the Term of this Agreement.

(b) Notwithstanding anything to the contrary set forth in this Agreement, if either (i) Developer has not closed on the acquisition of the Property by the Acquisition Deadline, or (ii) a building permit for the Facility is not obtained by the Developer before July 1, 2025, this agreement shall automatically terminate, be void *ab initio*, and be of no further force or effect as of such date and the parties shall have no further rights or obligations hereunder.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

(a) **Acquisition Deadline.** The words "Acquisition Deadline" shall mean **January 31, 2025**.

(b) **Act.** The word "Act" means Chapters 501 to 504 of the Texas Local Government Code, as amended.

(c) **Agreement**. The word "Agreement" means this Chapter 380 Economic Development Agreement and Performance Agreement, together with all exhibits and schedules attached to this Agreement from time to time, if any.

(d) **Annual Compliance Verification**. The words "Annual Compliance Verification" mean a written verification signed by a duly authorized representative of Developer that shall certify the number of Full-Time Equivalent Employment Positions, and shall disclose and certify the average wage for all Full-Time Equivalent Employment Positions using the form attached hereto as ***Exhibit D***.

(e) **CEDC.** The term "CEDC" means the Celina Economic Development Corporation, a Texas non-profit corporation, its successors and assigns, whose corporate address for the purposes of this Agreement is 302 W. Walnut Street, Celina Texas 75009.

(f) **CEDC Program Grant Payment**. The words "CEDC Program Grant Payment" are defined in Section 6(a)(1).

(g) **City.** The word "City" means the City of Celina, Texas, a Texas home rule municipality, whose corporate address for the purposes of this Agreement is 142 N. Ohio Street, Celina Texas 75009.

(h) **City Program Grant Payment**. The words "City Program Grant Payment" are defined in Section 5(a)(1).

(i) **City Regulation**. The words "City Regulation" means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Property and development of the Facility.

(j) **Claim.** The word "Claim" is defined in Section 10(b).

(k) **Developer.** The word "Developer" means Home Depot U.S.A., Inc., a Delaware corporation, and any of its related entities that may operate at the Property, its successors and assigns, whose address for the purposes of this Agreement is 2455 Paces Ferry Road, Atlanta, Georgia 30339.

(l) **Effective Date.** The words "Effective Date" mean **December 16, 2024**.

(m) **Event of Default**. The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."

(n) **Facility.** The word "Facility" means the Home Depot branded home improvement retail facility to be constructed on the Property containing at least 105,000 gross square feet, as generally depicted in ***Exhibit A*** of this Agreement, which is attached hereto and is incorporated herein for all purposes.

(o) **Full-Time Equivalent Employment Position.** The words "Full-Time Equivalent Employment Position" or "Full-Time Equivalent Employment Positions" mean and include a job requiring a minimum of One Thousand Nine Hundred Twenty (1,920) hours of work averaged over a twelve (12) month period.

(p) **Notice.** The word "notice" is defined in Section 11(g).

(q) **Property.** The word "Property" means the approximately 11.54-acres of land situated at the northwest corner of Preston Road and Ownsby Parkway, City of Celina, Collin County, Texas, as generally depicted in ***Exhibit B*** of this Agreement, which is attached hereto and is incorporated herein for all purposes.

(r) **Qualified Expenditures.** The words "Qualified Expenditures" mean those costs associated with the construction of the Facility to be located on the Property as well as those expenditures required or suitable for infrastructure necessary to promote or develop, and which meet the definition of "project" as that term is defined in Section 501.103 of the Act, and meet the definition of "cost" as that term is defined in Section 501.152 of the Act.

(s) **Sales and Use Tax.** The words "Sales and Use Tax" or "Sales and Use Taxes" mean the City's municipal sales and use tax, at the current rate of one percent (1.0%), pursuant to section 321.103(a) of the Texas Tax Code, as amended, or a lower rate if the rate is reduced in the future.

(t) **Sales Tax Report.** The words "Sales Tax Report" mean Sales Tax Report as defined in Section 4(e).

(u) **Reserved.**

(v) **State Comptroller.** The words "State Comptroller" mean the Office of the Texas

Comptroller of Public Accounts, or any successor agency.

(w) **Term.** The word "Term" means the term of this Agreement as specified in Section 2 of this Agreement.

(x) **Type A Sales and Use Tax Revenue.** The words "Type A Sales and Use Tax Revenue" mean the economic development sales and use tax revenue, at the current rate of one-half of one percent (0.50%), generated for use by the CEDC, or a lower rate if the rate is reduced in the future.

SECTION 4. AFFIRMATIVE COVENANTS OF DEVELOPER.

Developer covenants and agrees with the City and CEDC that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Facility and Qualified Expenditures.** Developer covenants and agrees to submit to the City and CEDC contracts, invoices, receipts, all bills paid affidavits, and other documentation in a form acceptable to the City and CEDC related to the construction of the Facility and includes Qualified Expenditures in a minimum amount of **Twenty Million and No/100 Dollars ($20,000,000.00)** by **July 31, 2026**, with the Qualified Expenditures for the construction of infrastructure to serve the Property equaling a minimum amount of **One Million Three Hundred Ninety Seven Thousand Five Hundred and No/Dollars ($1,397,500)**. If such invoices, receipts, or other documentation are incomplete or insufficient for City and/or CEDC to verify the Facility and Qualified Expenditures, City and/or CEDC shall notify Developer, and Developer shall promptly supply any missing or necessary additional information necessary to verify the Facility and Qualified Expenditures.

(b) **Certificate of Occupancy.** Developer covenants and agrees to, after complying with all City Regulations, obtain or cause to be obtained by **July 31, 2026,** a certificate of occupancy from the City of Celina, Texas, for the Facility located on the Property.

(c) **Development**. The Facility shall be constructed and operated in accordance with the plans provided in ***Exhibit A***, and any site plan, building elevations, or landscape plans approved by the City. Developer agrees that materials and finish-out used for the Facility shall be substantially similar to such plans. Developer agrees that construction shall be in conformance with the most recently adopted City Regulations, including but not limited to the building codes of the City, and that building permit applications will be reviewed under such codes. The Property shall be subject to those fees and charges due and payable to the City in connection with the development of the Property that are charged pursuant to City Regulations to other developments located within the corporate limits of the City. The Developer shall construct the Facility consistent with and comparable to the attached renderings and also shall abide by the City's architectural standards, especially in regard to building materials, color regulations, the fueling canopy, and signage, subject to review and approval by City staff at time of permitting. Throughout the Term of this Agreement,

the Developer shall ensure that the façade of the Facility adheres to the architectural elevations depicted in ***Exhibit A***, subject to any modifications permitted under the applicable City Regulations or otherwise approved by the City. Notwithstanding any termination or expiration of this Agreement, Developer hereby covenants and agrees that it shall continue to maintain and adhere to the applicable City Regulations. Any alterations or modifications to the façade, whether during the Term of this Agreement or thereafter, shall only be undertaken with the prior written consent of the City, to the extent the consent of the City is required under the applicable City Regulations. The development and use of the Property shall comply with all applicable City Regulations, including but not limited to the Celina Comprehensive Zoning and Subdivision Ordinances, as amended.

(d) **Operate Facility.** Developer agrees to commence operations as a retail store open to the public by **August 31, 2026**, subject to the receipt of a certificate of occupancy from the City, and to maintain and operate the Facility located on the Property as a retail store during normal operating hours during the Term of this Agreement, subject to temporary cessations of operations due to casualty or an event of *force majeure*. Notwithstanding anything to the contrary in this Section 4(d), Developer may commence operations as a retail store open to the public later than August 31, 2026 (a "Delayed Opening") provided that such Delayed Opening is caused by a *force majeure* event.

(e) **Reporting of Sales and Use Tax and Type A Sales and Use Tax Revenue**. Developer covenants and agrees to provide to the City and CEDC, on an annual basis, a copy of the sales and use tax reports that were submitted to the State Comptroller relating to the remission of all local sales and use taxes collected by the Facility as a result of the operation of the Facility and the total annual sales occurring at the Property ("Sales Tax Report"). The sales and use taxes to be included within said Sales Tax Report include the Sales and Use Tax and the Type A Sales and Use Tax Revenue remitted by the State Comptroller to the City. Additionally, Developer covenants and agrees to obtain any third party's consent for the State Comptroller's office to release the annual reported figures along with any State audit adjustments to the City and CEDC. A form of "Waiver of Sales Tax Confidentiality" is attached as ***Exhibit C***. The City and CEDC hereby agree to keep this information "Confidential" consistent with Section 321.3022(f) of the Texas Tax Code, and to the extent allowed by law. The first Sales Tax Report from the Developer shall be due by the end of the first calendar year after the Facility commences operations, and annually thereafter.

(f) **Job Creation and Retention.** Developer covenants and agrees by **March 31, 2027**, and during the Term of this Agreement, to employ and maintain a minimum of **Forty-Eight (48)** Full-Time Equivalent Employment Positions working at the Property. The Developer covenants and agrees beginning on **August 1, 2027,** and annually during the Term of this Agreement, Developer shall submit to the City and CEDC an Annual Compliance Verification covering the Full-Time Equivalent Employment Positions created and maintained during the Term of this Agreement. All Annual Compliance Verifications shall include quarterly IRS 941 returns or Texas Workforce Commission Employer Quarterly Reports.

(g) **Performance**. Developer agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between Developer, City, and CEDC.

(h) **Prohibited Uses**: Developer covenants and agrees during the Term of this Agreement that unless otherwise approved by the City and the CEDC, and only in the event that the zoning on the Property allows such uses, that the following uses shall not be allowed in any portion of the Facility: alternative financial services (although Developer may allow for its customary check cashing and money transfers as services provided within its store), sexually oriented business, body art facilities, smoke shops, drug or vice paraphernalia, gaming or slot machines (excluding arcades), lewd merchandise sales, pawn shops, and outdoor storage/display within the parking lot provided the Property is otherwise in conformance with the City's zoning ordinances.

(i) **Opening Ceremony**. Developer agrees to provide for participation of the governing bodies of the City and CEDC in the ceremonial opening (e.g., ribbon-cutting) of the Facility, if any, and to allow City and CEDC to market such ceremony.

(j) **Celina Chamber of Commerce**. Developer shall be a member of the Celina Chamber of Commerce during the Term of this Agreement. The City and the CEDC shall have the right to market the Facility as part of its updates to the community regarding economic development of the City.

SECTION 5. AFFIRMATIVE COVENANTS OF THE CITY.

City covenants and agrees with the Developer that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Program Grant Payments.**

(1) Sales and Use Tax. The City covenants and agrees to pay Developer program grant payments as provided in the table below based upon the Sales and Use Tax reported in the Sales Tax Report provided by Developer to the City pursuant to Section 4(e) of this Agreement (hereinafter the "City Program Grant Payment"). Such City Program Grant Payments shall be made annually upon reviewing the Sales Tax Report described in Section 4(e) of this Agreement, and confirming its accuracy with the State Comptroller, including any audit adjustments and the funds are actually received by the City from the State Comptroller's office less the State Comptroller's administrative fee. The City Program Grant Payments shall be based upon the following percentages:

Calendar Year	Percentage of Sales and Use Tax

	Revenue Reimbursed
2026	**37.5%**
2027	**37.5%**
2028	**37.5%**
2029	**37.5%**
2030	**37.5%**
2031	**37.5%**
2032	**37.5%**
2033	**37.5%**
2034	**37.5%**
2035	**37.5%**

The City covenants and agrees to make the annual City Program Grant Payment, subject to any adjustments provided herein, to Developer within thirty (30) days following the receipt of the latter of: (1) the Sales Tax Report specified in Section 4(e) of this Agreement for the applicable year; and (2) the Sales and Use Tax revenue from the State Comptroller's office for the applicable year. Nothing in this Agreement shall require the City to make any City Program Grant Payment from revenue sources other than from the Sales and Use Tax revenue. The aggregate total of City Program Grant Payments provided to Developer by the City pursuant to this Agreement shall not exceed **Eight Hundred Thirty-Eight Thousand Five Hundred Dollars ($838,500).** In addition, in no event shall the City Program Grant Payments provided to Developer by City exceed the invoices, receipts, or other documentation provided by Developer to City pursuant to Section 4(a) of this Agreement.

(b) **Performance**. City agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement.

SECTION 6. AFFIRMATIVE COVENANTS OF CEDC.

CEDC covenants and agrees with the City and Developer that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Program Grant Payments.**

(1) Type A Sales and Use Tax Revenue. The CEDC covenants and agrees to pay Developer program grant payments as provided in the table below based upon the Type A Sales and Use Tax Revenue reported in the Sales Tax Report provided by Developer to the CEDC pursuant to Section 4(e) of this Agreement (hereinafter the "CEDC Program Grant Payment"). Such CEDC Program Grant Payment shall be made annually upon reviewing the Sales Tax Report described in Section 4(e) of this Agreement, and confirming its accuracy with the State Comptroller, including any audit adjustments and the funds are actually received by the CEDC from the State Comptroller's office less the State Comptroller's administrative fee. The CEDC Program Grant Payments shall be based upon the following percentages:

Calendar Year	Percentage of Type A Sales and Use Tax Revenue Reimbursed
2026	**50%**
2027	**50%**
2028	**50%**
2029	**50%**
2030	**50%**
2031	**50%**
2032	**50%**
2033	**50%**
2034	**50%**
2035	**50%**

The CEDC covenants and agrees to make the annual CEDC Program Grant Payment, subject to any adjustments provided herein, to Developer within thirty (30) days following the receipt of the latter of: (1) the Sales Tax Report specified in Section 4(e) of this Agreement for the applicable year; and (2) the Type A Sales and Use Tax Revenue from the State Comptroller's office for the applicable year. Nothing in this Agreement shall require the CEDC to make any CEDC Program Grant Payment from revenue sources other than from the Type A Sales and Use Tax Revenue. The aggregate total of CEDC Program Grant Payments provided to Developer by CEDC pursuant to this Agreement shall not exceed **Five Hundred Fifty-Nine Thousand and No/Dollars ($559,000).** In addition, in no event shall the CEDC Program Grant Payments provided to Developer by CEDC exceed the invoices, receipts, or other documentation provided by Developer to CEDC pursuant to Section 4(a) of this Agreement.

(b) **Performance**. CEDC agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between the Developer, City, and CEDC.

SECTION 7. CESSATION OF ADVANCES AND AUDITS.

(a) **Cessation of Advances.** If the City or CEDC has made any commitment to provide any financial assistance to Developer, whether under this Agreement or under any other agreement, the City or CEDC shall have no obligation to advance or disburse the financial assistance if: (i) Developer becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default on the part of the Developer occurs and such Event of Default is not cured within the time period specified in Section 9.

(b) **Amended Returns and Audits.** In the event (i) additional Sales and Use Tax or Tax A Sales and Use Tax Revenue is due and owing, as a result of an audit conducted by the State of Texas that increases the Sales and Use Tax for a previous period covered within the Term of this Agreement, the Program Grant Payment for the period immediately following

such State approved amendment shall be adjusted accordingly, provided the City must have received the Sales and Use Tax and the CEDC must have received the Type A Sales and Use Tax Revenue attributed to such adjustment. As a condition precedent to payment of such adjustment, Developer shall provide City with a copy of such amended Sales Tax Report, tax return or audit adjustment, and the approval thereof by the State of Texas.

(c) **Refunds.** In the event (i) the Developer files an amended Sales Tax Report, or (ii) the State of Texas determines that the City and/or CEDC erroneously received Sales and Use Tax and/or Type A Sales and Use Tax Revenue, or that the amount of use tax paid to the City and/or CEDC exceeds the correct amount of Sales and Use Tax and/or Type A Sales and Use Tax Revenue for a previous Program Grant Payment paid to the Developer, then the Developer shall, within thirty (30) days after receipt of notification thereof from the City or CEDC specifying the amount by which such Program Grant Payment exceeded the amount to which the Developer was entitled pursuant to such State of Texas determination, together with reasonable documentation thereof, pay such amount to the City and/or CEDC, respectively. Alternatively, the City and/or CEDC may each, at their option, adjust future Program Grant Payments immediately following such State of Texas determination to deduct therefrom the amount of the overpayment.

SECTION 8. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

(a) **General Event of Default.** Failure of Developer, City or CEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, and such failure remains uncured within thirty (30) days after written notice of such failure from the non-defaulting party to the defaulting party in the manner provided herein or, with respect to a default that cannot be cured within thirty (30) days, if the defaulting party fails to commence such cure within such thirty (30) day period or thereafter fails to diligently and continuously proceed with such cure to completion, is an Event of Default.

(b) **False Statements.** Any warranty, representation, or statement made or furnished to the City and/or CEDC by or on behalf of Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.

(c) **Insolvency.** Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer is an Event of Default.

(d) **Ad Valorem Taxes and Impositions.** Developer allows its ad valorem taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, or other charges owed to the City or the State of Texas for any property or business owned by Developer, to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such imposition and to cure such failure within thirty (30) days after written notice

thereof from the City or CEDC and/or Collin County Central Appraisal District is an Event of Default.

(e) **Building Permit Revoked.** If any applicable building permits required for the Facility and issued by the City are revoked or expire, and Developer fails to make reasonable efforts to obtain new permits, as reasonably determined by the City or CEDC, and such default is not cured by Developer within thirty (30) days after written notice thereof.

SECTION 9. EFFECT OF AN EVENT OF DEFAULT.

In the Event of Default under Section 8 of this Agreement, the non-defaulting party shall give written notice to the other party of any Event of Default, and the defaulting party shall have thirty (30) days to cure said Event of Default. Should said Event of Default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement, enforce specific performance as appropriate or maintain a cause of action for damages caused by the Event(s) of Default. In the event of an Event of Default on the part of the Developer and the Developer is unable or unwilling to cure said Event of Default within the prescribed time period, no further amounts will be due from the City or CEDC to Developer. Notwithstanding anything in this Agreement to the contrary, (a) neither party shall be liable to the other party for consequential damages and (b) in no event shall the City or CEDC have the right of specific performance or other mandatory injunctive relief to compel Developer to operate the Facility.

SECTION 10. INDEMNIFICATION.

(a) **TO THE EXTENT ALLOWED BY LAW, DEVELOPER AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND CEDC (AND THEIR OFFICERS, OFFICIALS, REPRESENTATIVES, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMAND, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO OR RESULTING FROM DEVELOPER'S PERFORMANCE UNDER THIS AGREEMENT. THE PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE TERMINATION OF THIS AGREEMENT. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND DO NOT CREATE ANY OBLIGATIONS FROM OR GRANT ANY CONTRACTUAL OR OTHER RIGHTS TO ANY OTHER PERSON OR ENTITY, OTHER THAN OBLIGATIONS, IF ANY, THAT ARISE FROM DEVELOPER TO THE CITY TO PERFORM OBLIGATIONS CREATED BY THIS PARAGRAPH.**

(b) **THE DEVELOPER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY AND CEDC, AND THEIR RESPECTIVE OFFICERS, OFFICIALS, REPRESENTATIVES, CONSULTANTS, AGENTS AND EMPLOYEES**

(COLLECTIVELY FOR THE PURPOSE OF THIS PARAGRAPH, THE "CITY") HARMLESS FROM AND AGAINST ANY AND ALL REASONABLE LIABILITIES, DAMAGES, CLAIMS, LAWSUITS, JUDGMENTS, ATTORNEY FEES, COSTS, EXPENSES, AND DEMANDS BY THE STATE OF TEXAS THAT THE CITY HAS BEEN PAID ERRONEOUSLY, OVER-PAID OR INCORRECTLY ALLOCATED SALES AND USE TAX RECEIPTS AND/OR TYPE A SALES AND USE TAX REVENUES ATTRIBUTED TO THE SALE AND/OR USE OF TAXABLE ITEMS BY DEVELOPER CONSUMMATED WITHIN THE CORPORATE BOUNDARIES OF THE CITY FOR ANY PERIOD DURING THE TERM OF THIS AGREEMENT OR DURING ANY TAX REPORTING PERIOD (COLLECTIVELY, A "CLAIM"). IT BEING THE INTENTION OF THE PARTIES THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAYMENT OF ANY GRANT PAYMENTS MADE TO THE DEVELOPER HEREIN BY THE CITY THAT INCLUDES SALES AND USE TAX RECEIPTS AND/OR TYPE A SALES AND USE TAX REVENUES THAT THE STATE OF TEXAS HAS DETERMINED WERE PAID ERRONEOUSLY, COLLECTED, DISTRIBUTED, OR ALLOCATED TO THE CITY, AS PROVIDED IN SECTION 7(C). THIS INDEMNIFICATION SHALL NOT APPLY TO ANY LIABILITY RESULTING SOLELY FROM THE ERRORS OR OMISSIONS OF THE CITY. THE PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE TERMINATION OF THIS AGREEMENT. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND DO NOT CREATE ANY OBLIGATIONS FROM OR GRANT ANY CONTRACTUAL OR OTHER RIGHTS TO ANY OTHER PERSON OR ENTITY, OTHER THAN OBLIGATIONS, IF ANY, THAT ARISE FROM DEVELOPER TO THE CITY TO PERFORM OBLIGATIONS CREATED BY THIS PARAGRAPH.

(c) Except for the City and CEDC's obligations to provide the financial assistance as set forth in this Agreement, the City and CEDC, and its past, present, and future officers, employees, contractors, and agents assume no responsibilities or liabilities to Developer, or any third parties in connection with the Facility and/or the Property and Developer hereby waives any and all claims against the City and CEDC for any injury to persons or damage to property in connection therewith, unless caused by the gross negligence or intentional actions of the City or CEDC. Developer acknowledges and agrees that there shall be no personal recourse to the directors, officers, employees, or agents of the City or CEDC, who shall incur or assume no liability in respect of any claims based upon or relating to this Agreement. It is understood and agreed between the parties that Developer, in satisfying the conditions of this Agreement, has acted independently, and the City and CEDC assume no responsibilities or liabilities to third parties in connection with these actions.

SECTION 11. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

(a) **Amendments**. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) **Applicable Law and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Collin County, Texas.

(c) **Assignment.** This Agreement may not be assigned without the express written consent of the other parties.

(d) **Binding Obligation.** This Agreement shall become a binding obligation on the parties upon execution by all signatories hereto. Developer warrants and represents that the individual or individuals executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. City warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same. CEDC warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

(e) **Caption Headings**. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

(f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) **Notices**. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered by hand, (ii) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested), or (ii) on the fourth day after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

If to City:	City of Celina, Texas 142 N. Ohio Street Celina Texas 75009 Attn: City Manager Telephone: (972) 382-2682
if to CEDC:	Celina Economic Development Corporation 302 W. Walnut Street Celina Texas 75009

Attn: Executive Director
Telephone: (972) 382-3455

If to Developer: Home Depot U.S.A., Inc.
2455 Paces Ferry Rd.
Atlanta, GA 30339-4024
Attn: Tax

with a copy to: Home Depot U.S.A., Inc.
2455 Paces Ferry Road
Atlanta, Georgia 30339
Attn: Real Estate Legal

(h) **Revenue Sharing Agreement**. The parties designate this Agreement as a revenue sharing agreement, thereby entitling the City and CEDC to request Sales and Use Tax information and Type A Sales and Use Tax Revenue information from the State Comptroller, pursuant to section 321.3022 of the Texas Tax Code, as amended.

(i) **Severability**. If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

(j) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

(k) **Undocumented Workers.** Developer certifies that the Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date the City and/or CEDC notifies Developer of the violation.

(l) **Non-Boycott of Israel Provision.** The Developer hereby verifies that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Chapter 2271.002 of the Texas Government Code, as applicable.

(m) **Prohibition on Contracts with Certain Companies Provision.** In accordance with Section 2252.152 of the Texas Government Code, the parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

(n) **Report Agreement to Comptroller's Office.** City covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87th Tex. Reg. Session (2021) (effective September 1, 2021).

(o) **Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274.002, (as added by Texas Senate Bill 19, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, the Developer hereby verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with such Chapter, as applicable.

(p) **Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2276.002, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, the Developer hereby verifies that it does not boycott energy companies and will not boycott energy companies during the Term of this Agreement. The foregoing verification is made solely to comply with such Chapter, as applicable.

(q) **Limitation on Grants**. Under no circumstances shall the obligations of City or CEDC hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Further, the City and the CEDC shall not be obligated to pay any commercial bank, lender or similar institution for any loan or credit agreement made by the Developer. None of the obligations of City or CEDC under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution.

[The Remainder of this Page Intentionally Left Blank]

DEVELOPER ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND DEVELOPER AGREES TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS IS PROVIDED HEREIN.

CITY:

CITY OF CELINA, TEXAS,
A Texas home-rule municipality

Ryan Tubbs, Mayor
Date Signed: 12/19/2024

ATTEST:

Jeovanna Rubio, Assistant City Secretary

CEDC:

CELINA ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation

By: _____
Clint Bissett, President
Date Signed: 12-19-2024

***DEVELOPER*:**

HOME DEPOT U.S.A., INC.

By: _____
Name: Jessica Borgert
Title: Assistant General Counsel

Date Signed: 12-20-24

Exhibit A

[Depiction of the Facility]

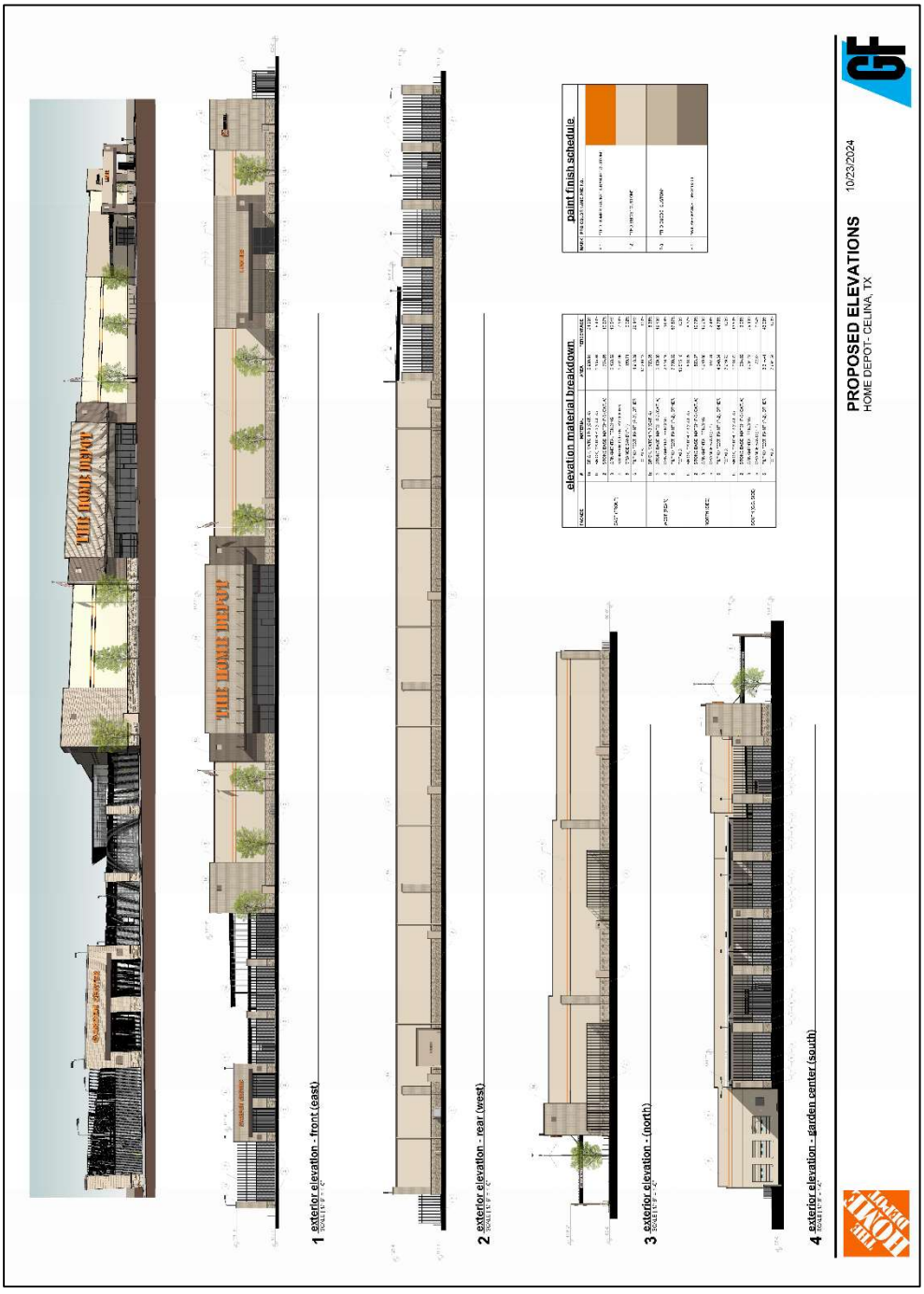


Exhibit B

[Property Description]
See following 4 pages

Being a 12.1080 acre tract of land situated within the Collin County School Land Survey No. 14, Abstract No. 167, City of Celina, Collin County, Texas, being a portion of Lots 15 and 17 as shown on the plat titled "Subdivision of Collin County School Land Survey No. 14" recorded in Volume 3, Page 118 of the Deed Records of Collin County, Texas and being a portion of Tracts 1 and 2 as described in the deed to OWNSBY 1880 FARMS, LTD recorded in Volume 4332, Page 1047 of said Deed Records and being more particularly described by metes and bounds as follows (based on the ALTA/NSPS Land Title Survey by Robert A. Hansen, RPLS No. 6439 dated 2024-08-16. The basis of bearings being Grid North, Texas Coordinate System of 1983, North Central Zone. Monuments will be set after substantial completion of construction):

BEGINNING at an "X" cut set at the northwest corner of a called 2.168 acre tract of land dedicated for the right of way of Ownsby Parkway as described in the Special Warranty Deed to the City of Celina recorded under Instrument No. 20180125000102470 of the Official Public Records of Collin County, Texas, being the southeast corner of Lot 1X of the plat titled "Homestead at Ownsby Farms, Phase 2 recorded under Instrument No. 20200929010003740 of said Official Public Records, from which a 5/8-inch capped iron rod stamped "KHA" found on the south right of way line of said Ownsby Parkway at the northwest corner of Lot 1, Block A of the plat titled "The Village at Ownsby Farms Retail recorded under Instrument No. 2022010000514 of said Official Public Records bears SOUTH 00 degrees 32 minutes 58 seconds EAST, 90.00 feet;

THENCE NORTH 00 degrees 32 minutes 58 seconds WEST, 18.72 feet with the east line of said Lot 1X to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at its northeast corner, being on the south line of a called 32.8000 acre tract of land as described in the deed to DD Ownsby Farms, LLC recorded under Instrument No. 20210415000756670 of said Official Public Records;

THENCE SOUTH 89 degrees 59 minutes 53 seconds EAST, 18.51 feet with the south line of said called 32.8000 acre tract of land to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at its southeast corner;

THENCE NORTH 00 degrees 36 minutes 01 second WEST, with the east line of said called 32.8000 acre tract of land, passing at 924.74 feet its northeast corner, continuing with the northerly prolongation of said east line a total distance of 1,045.34 feet to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set;

THENCE SOUTH 89 degrees 59 minutes 53 seconds EAST, 1,027.81 feet through the interior of said Tract 1 and parallel with the north right of way line of said Ownsby Parkway to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set on the west right of way line of South Preston Road (S.H. 289), a variable width right of way, no recording document found, as evidenced by Volume 633, Page 531 of said Deed Records and TxDOT right of way map RW-8018-1-4, from which a 5/8-inch capped iron rod stamped "HUITT ZOLLERS" found at the northeast corner of said Tract 1 bears NORTH 00 degrees 23 minutes 16 seconds WEST, 1,610.06 feet;

THENCE SOUTH 00 degrees 23 minutes 16 seconds EAST, 44.00 feet with the west right of way line of said South Preston Road;

THENCE the following five (5) calls through the interior of said Tracts 1 and 2:

1. SOUTH 89 degrees 23 minutes 59 seconds WEST, 316.01 feet;
2. SOUTH 00 degrees 36 minutes 01 second EAST, 644.87 feet;
3. SOUTH 89 degrees 23 minutes 59 seconds WEST, 648.23 feet to the beginning of a non-tangent curve to the left;
4. southerly, coincident with said non-tangent curve, concave to the southeast, having a radius of 33.00 feet and a chord bearing and distance of SOUTH 28 degrees 38 minutes 28 seconds WEST, 32.24 feet, an arc length of 33.68 feet;
5. SOUTH 00 degrees 32 minutes 52 seconds EAST, 336.75 feet to the north right of way line of said Ownsby Parkway;

THENCE NORTH 89 degrees 59 minutes 53 seconds WEST, 65.82 feet to the **POINT OF BEGINNING**, containing 12.1080 acres.

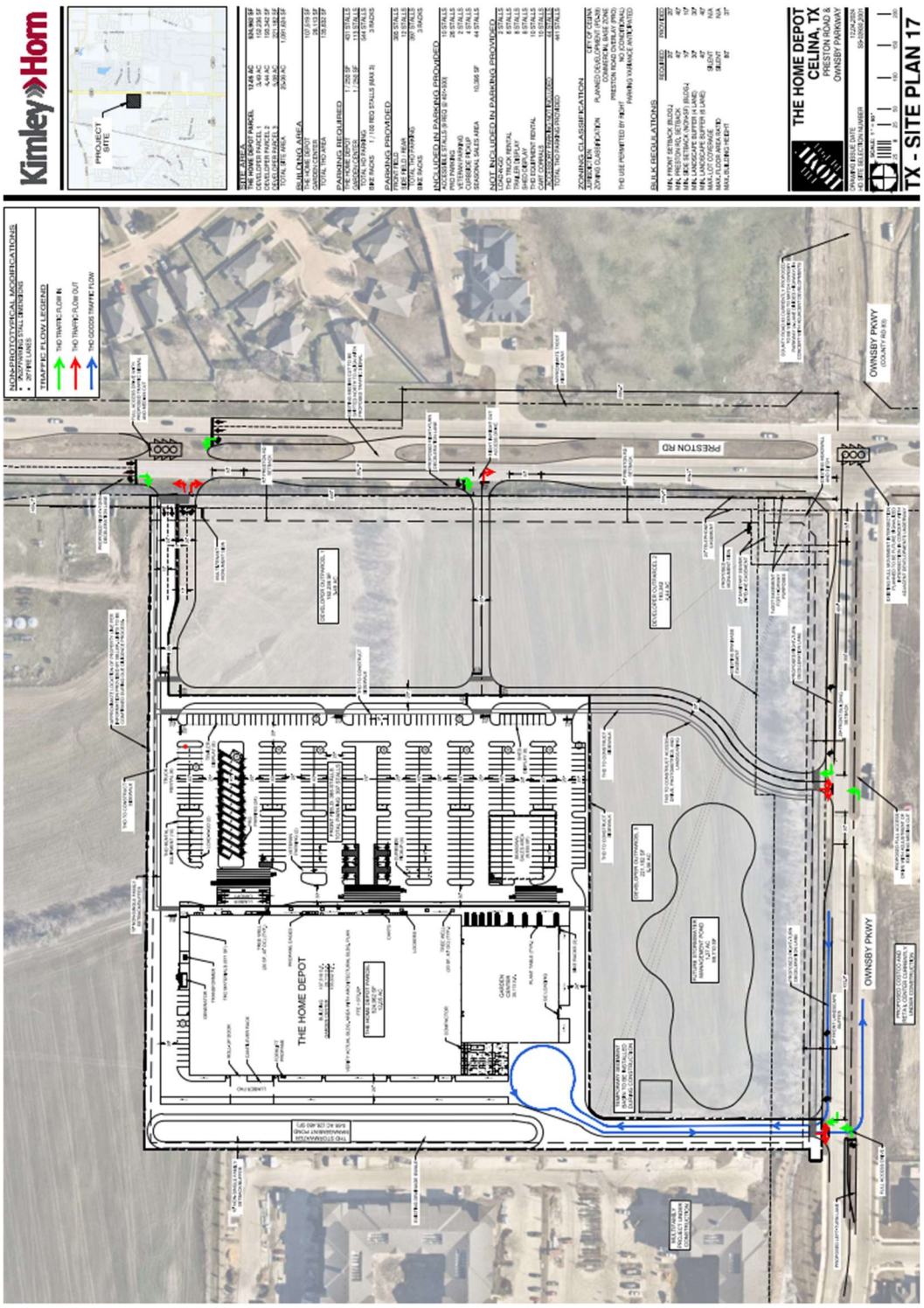

Kimley»Horn
PROJECT SITE
THE HOME DEPOT
CELINA, TX
PRESTON ROAD & OWNSBY PARKWAY
TX - SITE PLAN 17
PRESTON RD
OWNSBY PKWY
THE HOME DEPOT

Exhibit C

Waiver of Sales Tax Confidentiality

Date: _____

I authorized the Comptroller of Public Accounts to release sales tax information pertaining to the tax payer indicated below to the City of Celina, Texas. I understand that this waiver applies only to our retail store located at _____, Celina, Texas _____.

Please print or type the following information as shown on your Texas Sales and Use Tax permit:

_____
Name of Taxpayer Listed on Texas Sales Tax Permit

_____
Name Under Which Taxpayer is Doing Business (d/b/a or Outlet Name)

_____
Taxpayer Mailing Address

_____
Physical Location of Business Permitted for Sales Tax in Celina, Texas

_____ _____
Texas Taxpayer ID Number Tax Outlet Number
(As Shown on Texas Sales Tax Permit)

_____
Authorized Signature **

_____
Print Name of Authorized Signature

_____
Position of Authorized Signature

_____
Phone Number of Authorized Signature

** The Authorized Signature must be an owner, officer, director, partner, or agent authorized to sign a Texas Sales Tax Return. If you have any questions concerning this waiver of confidentiality, please contact the Texas Comptroller of Public Accounts at (800) 531-5441.

EXHIBIT D
COMPLIANCE VERIFICATION FORM

See following 2 pages

Annual Certification Report
Reporting Period: April 1 to March 31, 20__(the "Year")

The Annual Certification Report for the Chapter 380 Economic Development and Performance Agreement (the "Agreement") between the City of Celina, TX, the Celina Economic Development Corporation and Lowe's Homes Center LLC ("Company") is due on April 30, 20___.

I. Project Information

Company's legal name:

"Facility" address subject to incentive: _____, Celina, Texas

Primary contact: _____, Title: _____

Phone number: _____, E-mail address: _____

II. Reporting Information

Employment and Wage Information:

Has the Company employed undocumented workers? ☐ Yes ☐ No

Total number of Full-Time Equivalent Employees located at the Facility during the Year? _____

Total Annual Payroll for the Full-Time Equivalent Employees located at the Facility during the Year? _____

Total average wage for all Full-Time Equivalent Employees: _____

Attachments to include: Quarterly IRS 941 returns or Texas Workforce Commission Employer Quarterly Report.

Narrative:

Please attach a brief narrative explaining the current year's activities and/or comments relating to any potential defaults.

III. Additional Information (Voluntary)

Employment:

Number of new Full-Time Equivalent Employees added in past year: _____

Total number of employers located at the Facility: _____

Total annual payroll for all employees at the Facility exclusive of benefits: _____

Total annual payroll for all employees at the Facility inclusive of benefits _____

Are you interested in being contacted about workforce training opportunities? ☐ Yes ☐ No

I certify that, to the best of my knowledge and belief, the information and attachments provided herein are true and accurate and in compliance with the terms of the Agreement.

I further certify that the representations and warranties contained within the Agreement remain true and correct as of the date of this Certification, and Company remakes those representations and warranties as of the date hereof.

I further certify that the employment and wage information provided is true and accurate to the best of my knowledge and I can provide documentation from the Texas Workforce Commission to support my claim if so requested.

I understand that this Certificate is being relied upon by the City of Celina and the Celina Economic Development Corporation in connection with the expenditure of public funds.

I have the legal and express authority to sign this Certificate on behalf of Company.

_____	_____
Name of Certifying Officer	Certifying Officer's Title
_____	_____
Phone Number	E-Mail Address
_____	_____
Signature of Certifying Officer	Date

STATE OF _____ X
COUNTY OF _____ X

This information was acknowledged before me on this _____ day of _____, _____ by _____, _____ for Lowe's Homes Center LLC, a North Carolina limited liability company, on behalf of said limited liability company.

_____
Notary Public, State of _____

_____
Notary's typed or printed name

_____
My commission expires

Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 10, 2024
5:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 5:01 PM.

Members Present:	**Members Absent:**
Mayor Ryan Tubbs	None
Mayor Pro Tem Andy Hopkins	
Deputy Mayor Pro Tem Mindy Koehne	
Council Member Philip Ferguson	
Council Member Eddie Cawlfield	
Council Member Wendie Wigginton	
Council Member Brandon Grumbles	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Invocation.

Moved to Item VIII. A. and B.

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding a Consent to Assignment Agreement with NWC Tollway/Frontier, L.P.
B. Discussion regarding settlement with Apple Pavement
C. Discussion regarding the responsibility for drainage easement maintenance
D. Discussion regarding a Development Agreement for the CISD Administration Building for Temporary Parking
E. Discussion regarding a Development Agreement for Taylor Morrison Architecture
F. Discussion regarding PD 37 language for Ramble

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters:

G. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Director of Strategic Services

H. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Discussion of City Manager annual performance review

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

I. Discussion regarding Project Orange

J. Discussion regarding a business prospect generally located at 211 E. Pecan St.

K. Discussion regarding potential multisport center development

L. Discussion regarding potential development at a property generally located at Dallas Pkwy and County Road 54

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

M. Discussion regarding possible downtown land acquisition

N. Discussion of purchase of property at 516 S Oklahoma

Mayor Tubbs recessed the meeting at 5:07 PM.
Mayor Tubbs reconvened the meeting at 6:34 PM.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

O. Consider and act to authorize the acceptance of the purchase agreement with Seven R Frisco LLC and authorize the City Manager to execute necessary documents.

RESOLUTION NO. 2024-56R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF EASEMENTS FOR THE FUTURE CONSTRUCTION OF THE DOWNTOWN RECREATION CENTER AND DRAINAGE PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

Upon a motion by Council Member Cawlfield and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Items A. and O. coming out of Executive Session. The motion carried 6-0.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Recognition of the Citizens Police Academy graduates (Cullison)

B. Recognition of the Marketing Department for TFEA/IFEA Awards (Monaco)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Presentation of the Community Survey Report (Stovall)
B. Discussion regarding the Downtown Code (McAfee)
C. Discussion regarding Roadway Impact Fees (Glasgow)

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the "Speaker Cards" and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

Kristen Parks spoke regarding opening a Birthing Center.
Beverly Hays spoke regarding Downtown Code.

VII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve the consent agenda. The motion carried 6-0.

A. Minutes Approval:
   1. City Council- Regular Meeting- November 12, 2024, 5:00 p.m.
B. Consider and act upon a Resolution approving an Investment Policy for the City of Celina. (Bromiley)

RESOLUTION NO. 2024-50R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA ADOPTING AN INVESTMENT POLICY FOR FUNDS FOR THE CITY OF CELINA FOR FISCAL YEAR 2024-2025; DESIGNATING THE DIRECTOR OF FINANCE, AS THE INVESTMENT OFFICER; AND PROVIDING AN EFFECTIVE DATE.

C. Consider and act to reject all bids relating to bid 2025-014 Pressure Plane Adjustments. (Berry)
D. Consider and act to award RFQ 2024-111 for Materials Testing to WSB LLC, Alpha Testing, Inc., Geotex Engineering, LLC, and Raba Kistner, Inc. (Berry)
E. Consider and act to award RFP 2025-005 for Construction Manager at Risk (CMAR) Services to Crossland Construction for the Fire Station #4 construction and to authorize an initial pre-construction services fee not to exceed $15,000.00. (Brawner)
F. Consider and act to authorize the execution of a contract with Roadway Asset Services to complete the FY 2025 Pavement Condition Index inspection through a

cooperative contract with North Texas Share in an amount not to exceed $76,036.00. (Figueroa)

G. Consider and act to purchase a Rapid Deployment Vehicle (RDV) from The Armored Group to support emergency police operations, and emergency management and special events, through a cooperative agreement, in the amount not to exceed $152,400.00. (Cullison)

H. Consider and act to authorize the purchase of an Annual Integrated Pest Management service from TruGreen Commercial through a cooperative contract with BuyBoard in an amount not to exceed $80,198.00. (Walsh)

I. Consider and act to purchase Picnic Tables for the Parks and Recreation Department from BSN Sports through a cooperative contract with BuyBoard for an amount not to exceed $54,076.75. (Walsh)

J. Consider and act to purchase a prefabricated bathroom building for the Old Celina Park from Public Restroom Company through a cooperative contract with BuyBoard for an amount not to exceed $738,346.00. (Glasgow)

K. Consider and act to authorize a Microsoft Enterprise Agreement renewal from SHI through a cooperative contract with DIR (Contract DIR-CPO-5237) in an amount not to exceed $153,394.64 for 2025 and $183,394.64 for 2026. (Alexander)

L. Consider and act to authorize an amendment for the design of the Rasor Water Reclamation Facility in the amount of $229,910. (Glasgow)

M. Consider and act to approve Amendment 1 for the Dallas North Tollway (DNT) Conditional Letter of Map Revision (CLOMR) with Halff Associates, Inc., for an amount not to exceed $10,000.00. (Glasgow)

N. Consider and act to approve a Marketing Services Agreement with The Burdette Agency, Inc. DBA North Star Place Branding + Marketing for an amount not to exceed $90,000.00. (Satarino)

O. Consider and act to authorize the Legacy Drive Improvement Agreement between the City of Celina and Celina 75 for the construction of Legacy Drive between Celina Parkway and Louisiana Drive. (Brawner)

P. Consider and act on the Carey Road Improvement Agreement between PH Land Holdings, LLC, K. Hovnanian Homes and the City of Celina to construct Carey Road from Legacy Drive to McNabb Road. (Brawner)

Q. Consider and act upon a Resolution authorizing the purchase and installation of Flock Cameras within the City to enhance public safety and assist in law enforcement efforts in an amount not to exceed $23,100.00 for year one and $18,000.00 for year two, for a two-year estimated total of $41,100.00 and an estimated annual renewal thereafter of $18,000.00. (Cullison)

RESOLUTION NO. 51R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS IN SUPPORT OF THE CITY OF CELINA APPROVING, AUTHORIZING, AND ENTERING INTO A MULTIPLE USE AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO PERMIT FOR THE PLACEMENT TO PERMIT THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A PUBLIC AUTOMATED LICENSE PLATE RECOGNITION SYSTEM ON THE HIGHWAY RIGHT OF WAY AT SIX LOCATIONS BEING AT THE

300 BLOCK OF SOUTH PRESTON ROAD AT FRONTIER PARKWAY, AT THE 12000 BLOCK OF STATE HIGHWAY 289, AT THE 9000 BLOCK OF FARM TO MARKET 2478, AT THE 27000 BLOCK OF SOUTH PRESTON ROAD LOCATED AT THE WEST OUTER LOOP, AT THE 2400 BLOCK OF APPALOOSA LANE LOCATED AT THE EAST OUTER LOOP, AND AT THE 13000 BLOCK OF CRUTCHFIELD ROAD LOCATED AT FARM TO MARKET 1385; PROVIDING FOR FUNDING OF PROJECT; PROVIDING FOR INCORPORATION OF PREMISES; FOR A SAVINGS/REPEALINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

R. Consider and act upon a Resolution setting a public hearing date of January 14, 2025, to consider/discuss/act on the amendment of the Land Use Assumptions, Capital Improvements Plan, and maximum assessable fees for roadway impact fees. (Glasgow)

RESOLUTION NO. 2024-52R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, SETTING A PUBLIC HEARING DATE FOR JANUARY 14, 2025, TO REVIEW AND DISCUSS THE AMENDMENT OF THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND MAXIMUM ASSESSABLE FEES FOR ROADWAY IMPACT FEES AS PART OF THE 2025 IMPACT FEE UPDATE.

S. Consider and act to approve a Resolution adopting the Neighborhood Traffic Management Policy. (Glasgow)

RESOLUTION NO. 2024-53R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ADOPTING A NEIGHBORHOOD TRAFFIC MANAGEMENT POLICY; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A SAVINGS, REPEALING, AND SEVERABILITY CLAUSE; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

T. Consider and act on an Ordinance amending Ordinance No. 2024-83 which adopted and approved the budget for fiscal year beginning October 1, 2024, and ending September 30, 2025, and make appropriations for each department, project, and account, by adopting an amended 2024-2025 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

ORDINANCE NO. 2024-103

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2024-83, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2024-2025 BUDGET FOR THE CITY OF

CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

Moved to Item VIII. C.

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 14 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of County Road 58 and approximately 325 feet west of County Road 59, within the Extraterritorial Jurisdiction. (Lifeway Church - C-3 Expedited Annexation) (Mohan)

Mayor Tubbs opened the public hearing at 5:05 PM.
With no one wishing to speak, Mayor Tubbs closed the public hearing at 5:05 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Grumbles, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-104. The motion carried 6-0.

ORDINANCE NO. 2024-104

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 14 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED NORTH OF COUNTY ROAD 58 AND APPROXIMATELY 325 FEET WEST OF COUNTY ROAD 59, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 14 acres to Community Facilities District (CF), generally located north of County Road 58 and approximately 325 feet west of County Road 59. (Lifeway Church – Zoning) (Mohan)

Mayor Tubbs opened the public hearing at 5:05 PM.
With no one wishing to speak, Mayor Tubbs closed the public hearing at 5:06 PM.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-105. The motion carried 6-0.

ORDINANCE NO. 2024-105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 14 ACRES LOCATED IN THE GABRIEL CHENAWETH SURVEY, ABSTRACT NO. 140, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED NORTH OF COUNTY ROAD 58 AND APPROXIMATELY 325 FEET WEST OF COUNTY ROAD 59; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED COMMUNITY FACILITIES DISTRICT (CF); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

Moved to Item III.

C. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 157 acres of Planned Development (PD) No. 26 with Single-Family, Detached District (SF-R) base zoning, and modified development standards; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar (Uptown) - PD Amendment) (McAfee)

Mayor Tubbs opened the public hearing at 8:06 PM.
With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:06 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-106. The motion carried 6-0.

ORDINANCE NO. 2024-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 157 ACRES LOCATED IN THE S. A. & M. G. RAILROAD COMPANY SURVEY, ABSTRACT NO. 877, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED NORTH OF FUTURE J FRED SMITH PARKWAY AND APPROXIMATELY 520 FEET EAST OF FUTURE CELINA PARKWAY; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" AND INCORPORATED HEREIN TO AMEND "PD" PLANNED DEVELOPMENT DISTRICT NO. 26 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R) BASE ZONING, WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT STANDARDS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

IX. ACTION ITEM:

A. Consider and act upon appointment to fill a one year term on the Audit Committee. (Bromiley)

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Council Member Cawlfield, the Council voted five (5) for and one (1) opposed to appoint Council Member Wigginton to the Audit Committee. The motion carried 5-1. Council Member Ferguson opposed.

B. Consider and act to award bid 2025-010 for the reconstruction of Sunset Blvd from Preston Road (SH 289) to Coit Road to ANA Site Construction at the unit prices listed in the amount of $3,500,481.95 plus ten percent contingency in the amount of $350,048.20 for a total amount not to exceed $3,850,530.15. (Glasgow)

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Cawlfield, the Council voted six (6) for and none (0) opposed to approve awarding bid 2025-010 for the reconstruction of Sunset Blvd to ANA Site Construction. The motion carried 6-0.

C. Consider and act upon a Resolution determining the costs of certain authorized improvements to be financed within Phases #8-9 of the Lakes at Mustang Ranch Public Improvement District; approving a preliminary amended and restated

service plan and assessment plan, including a proposed assessment roll for Phases #8-9; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on January 14, 2025, to consider an ordinance levying assessments on property located within Phases #8-9 of the Lakes at Mustang Ranch Public Improvement District. (Kearney)

Upon a motion by Council Member Wigginton and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2024-54R. The motion carried 6-0.

RESOLUTION NO. 2024-54R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN PHASES #8-9 OF THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN UPDATED FOR PHASES #8- 9, INCLUDING A PROPOSED PHASES #8-9 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED PHASES #8-9 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR JANUARY 14, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASES #8-9 OF THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

D. Consider and act upon a Resolution determining the costs of certain authorized improvements to be financed within Improvement Area #2 of the Edgewood Creek Public Improvement District; approving a preliminary amended service plan and assessment plan, including a proposed assessment roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on January 14, 2025, to consider an ordinance levying assessments on property located within Improvement Area #2 of the Edgewood Creek Public Improvement District. (Kearney)

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2024-55R. The motion carried 6-0.

RESOLUTION NO. 2024-55R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN IMPROVEMENT AREA #2 IMPROVEMENTS TO BE FINANCED WITHIN THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED SERVICE AND ASSESSMENT PLAN UPDATED FOR IMPROVEMENT AREA #2, INCLUDING A PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION;

NOTICING A PUBLIC HEARING FOR JANUARY 14, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #2 OF THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

E. Consider and act on Resolution casting votes for election of members to the Collin Central Appraisal District Board of Directors Election. (Stovall)
Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Council Member Grumbles, the Council voted six (6) for and none (0) opposed to taking no action. The motion carried 6-0.

F. Consider and act on Resolution casting votes for election of members to the Denton County Central Appraisal District Board of Directors Election. (Stovall)
Upon a motion by Mayor Pro Tem Hopkins and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to taking no action. The motion carried 6-0.

X. ADJOURNMENT:
Mayor Tubbs adjourned the meeting at 8:20 PM.

_____
Ryan Tubbs, Mayor

_____ _____
Lauren Vaughns, City Secretary Date

Life Connected.

CITY COUNCIL
SPECIAL CALLED MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, DECEMBER 19, 2024
11:30 AM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 11:30 AM.

Members Present:	**Members Absent:**
Mayor Ryan Tubbs	Deputy Mayor Pro Tem Mindy Koehne
Mayor Pro Tem Andy Hopkins	Council Member Philip Ferguson
Council Member Eddie Cawlfield	
Council Member Wendie Wigginton	
Council Member Brandon Grumbles	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Invocation.

Moved to Item IV.

III. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the "Speaker Cards" and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

No comments from the public.

Moved to Item IV. for a motion.

IV. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. **(Closed to Public as Provided in the Texas Government Code.)**

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding amendment to Willard Tract Development Agreement

Upon a motion by Council Member Cawlfield and a second by Mayor Pro Tem Hopkins, the Council voted four (4) for and none (0) opposed to approve the First Amendment to the Development Agreement with Jabez Development for the Willard Tract. The motion carried 4-0.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

B. Discussion regarding Project Orange

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted four (4) for and none (0) opposed to approve the Chapter 3 Agreement between the City of Celina, Celina Economic Development Corporation, and Home Depot. The motion carried 4-0.

Mayor Tubbs recessed the meeting at 11:32 AM.
Mayor Tubbs reconvened the meeting at 11:57 AM.

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Open Session to consider action, if any, on matters discussed in Executive Session.

Moved to Item III.

V. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 12:01 PM.

_____
Ryan Tubbs, Mayor

_____ _____
Lauren Vaughns, City Secretary Date

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Dusty McAfee, Director of Development Services
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Victoria Kiker
Date:	January 14, 2025
Re:	CISD Administration Temporary Parking – Interlocal Cooperation Agreement

Action Requested:
Consider and act upon an Interlocal Cooperation Agreement between the City of Celina and the Celina Independent School District, for temporary parking for the CISD Administration building located at 205 S Colorado Street; generally on the northeast and southeast corners of Arizona Drive and Elm Street. (CISD Administration Temporary Parking – Interlocal Cooperation Agreement) (McAfee)

Background Information:
The Celina Independent School District (CISD) has requested an Interlocal Cooperation Agreement with the City of Celina for temporary parking for the CISD Administration Building at 205 S Colorado Street, generally on the northeast and southeast corners of Arizona Drive and Elm Street. This agreement allows for using asphalt rather than concrete for temporary parking lots. The City is allowed to use the parking lots, at no cost to the City, for City events and public parking outside of normal District business hours and when no District event is taking place. Parking in either parking lot is limited to 6:00 a.m. to 11:00 p.m. The agreement will continue for five years, with one additional five-year extension, which may be allowed upon written request by the District. At the end of the term, the District must either remove the asphalt or construct the parking lot with concrete per City standards. Please see the attached agreement for additional information.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:

1. Staff Presentation
2. Interlocal Cooperation Agreement
3. Location Map

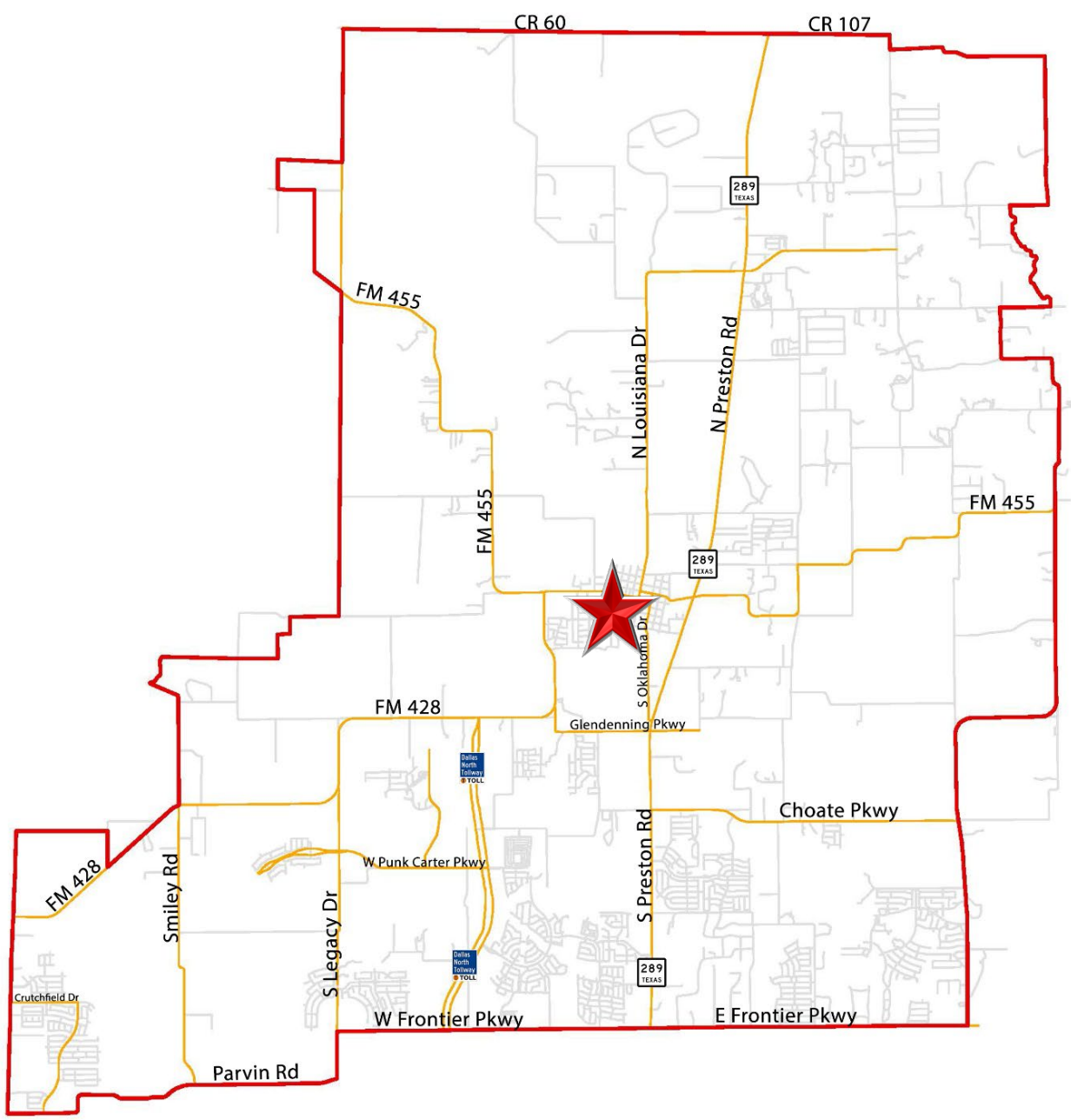
Financial Consideration:
N/A

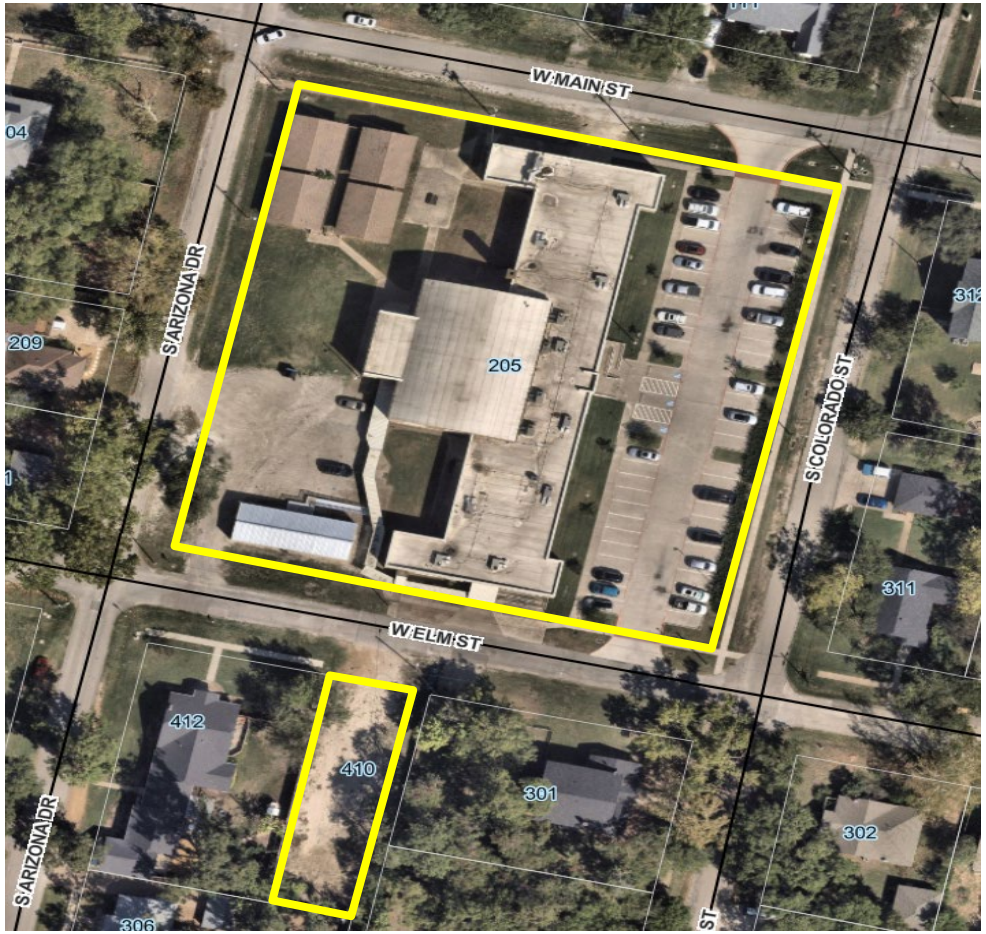
Staff Recommendation:
Staff recommends approval as presented.

CISD ADMIN BUILDING TEMPORARY PARKING

INTERLOCAL COOPERATION AGREEMENT

City Council
January 14, 2025

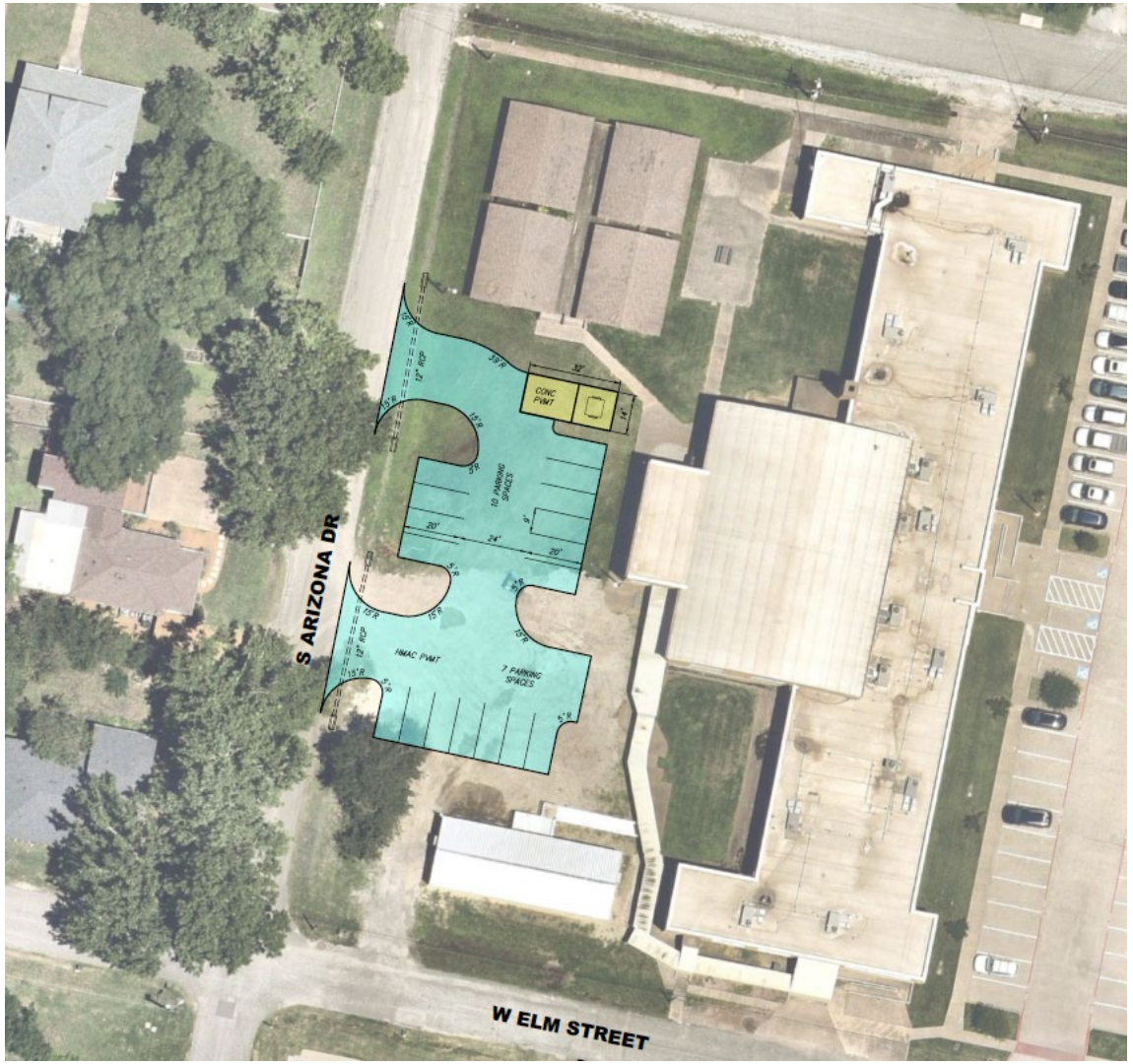

CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
289
TEXAS
Dallas North Tollway TOLL
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd


W MAIN ST
S ARIZONA DR
205
S COLORADO ST
311
W ELM ST
412
410
301
302
S ARIZONA DR
306
209

BACKGROUND

- The CISD Administration building requests to add asphalt parking in the rear of the facility and on the property across the street
- Ordinance requires concrete parking
- Any deviation from concrete requires Council action

CONCEPT PLANS



CONCEPT PLANS

PROPOSED DEAL POINTS

- The agreement:
  - ➢ Allows for asphalt rather than concrete due to the temporary nature of the addition
  - ➢ 5-year term, with the option to extend for an additional 5 years
  - ➢ Public use of parking lots when no District event is taking place and outside of normal District hours
  - ➢ Parking lot hours limited to 6 am to 11 pm
  - ➢ Parking lot asphalt to be removed at end of term or converted to concrete

Please note that school facilities may locate anywhere, per State law. This agreement is purely for the use of asphalt in lieu of concrete.

INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE CITY OF CELINA, TEXAS AND CELINA INDEPENDENT SCHOOL DISTRICT

This Interlocal Cooperation Agreement (the "Agreement") is made and entered into as of this the _____ day of _____, 2025 (the "Effective Date") by and between the City of Celina, Texas, a home-rule municipality (hereinafter referred to as the "City") located in Collin and Denton Counties, and the Celina Independent School District, a political subdivision of the State of Texas (hereinafter referred to as the "District"), both hereinafter known as the "Parties".

RECITALS:

WHEREAS, the City and the District are authorized to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code, which provides that local governments may enter agreements to perform governmental services and functions; and

WHEREAS, the Parties entered into a Memorandum of Understanding dated February 11, 2020 related to the development of District property; and

WHEREAS, the District owns property known as the Administration Building and now wishes to improve said property by installing two temporary parking lots (the "Facilities") located at the rear of the Administration Building fronting Arizona Street, depicted in **Exhibit A-1**, attached hereto and incorporated as if fully set forth herein, and located to the south of the Administration Building on W. Elm Street, depicted in **Exhibit A-2**, attached hereto and incorporated as if fully set forth herein (the "Project"); and

WHEREAS, the City has determined that it will be in the best interest of both Parties to allow the Project to be constructed with asphalt due to the temporary nature of the Facilities; and

WHEREAS, the Parties wish to enter into this Agreement to delineate the rights and duties of the City and the District in relation to the Project.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to establish a framework of cooperation for each of the Parties to provide mutual support, cooperation, and assistance to develop the Project to the mutual benefit of the Parties.

2. Recitals. The recitals contained in this Agreement (a) are true and correct as of the Effective Date, (b) form the basis upon which the Parties negotiated and entered into this Agreement, (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement, and (d) constitute a legislative finding by the City Council and District Board. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties,

as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect.

3. Term; Termination. This Agreement shall commence on the Effective Date and continue for a term of five (5) years. One additional five (5) year term extension may be allowed upon written request by the District. This Agreement may only be terminated by mutual agreement of the Parties.

4. City's Obligations. The City agrees to permit the Project to be constructed with asphalt, in lieu of concrete as required by City standards, on the Property, as depicted in Exhibit A-1 and A-2.

5. District's Obligations. The District agrees, at its sole cost, to design, coordinate, oversee, and fund the improvement to the Project. Prior to such work, the District shall obtain the City's prior written approval of the District's detailed plans for the Project. With the exception of the construction material allowed in Section 4, the Project shall be subject to all applicable City's ordinances, regulations, and state law. The District agrees to notify the City when said improvements are complete. At the end of the term, the District shall either remove the Facilities or reconstruct the Facilities with concrete in accordance with City standards.

6. Parking Lot Usage. Once the Project is complete, the District shall have priority for the use of the parking lots. The City shall be allowed to use the parking lots, at no cost to the City, for City events and public parking outside of normal District business hours and when no District event is taking place. Parking in either parking lot shall be limited to the hours of 6:00 a.m. – 11:00 p.m.

7. General Provisions.

A. Notices. All notices required to contemplated by this Agreement (or otherwise given in connection with this Agreement) (a "**Notice**") shall be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective on the earlier of (a) on the third (3rd) day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested with a confirming copy sent by facsimile or email, (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed), or (c) on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person, delivery by regular mail, delivery by facsimile (with a confirmation copy sent by regular mail), or delivery by email (with a confirming copy sent by one of the other methods set forth herein). Notices given pursuant to this Section shall be addressed as follows:

To the City: City of Celina
142 North Ohio Street
Celina, Texas 75009
Attention: City Manager

Telephone: (972) 283-2682
Facsimile: (972) 382-3736

With a copy to: Julie Fort
Messer Fort, PLLC
6371 Preston Road, Suite 200
Frisco, Texas 75034
Telephone: (972) 668-6400
Facsimile: (972) 668-6414

To the District: Celina Independent School District
Attention: Superintendent
205 S. Colorado Street
Celina, Texas 75009

The Parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least ten (10) days written notice to the other Party. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday, or legal holiday.

B. Governmental Immunity. This Agreement is made for the express purpose of improving publicly owned property, which purpose is a governmental function. Neither the City nor the District waive sovereign, statutory, or other immunity. Notwithstanding the foregoing, the District shall indemnify and hold harmless the City, and its officers, agents, and employees, from and against any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature, which are caused by or result from any negligent act or omission of the District in installing the improvements contemplated by this Agreement.

C. Current Revenues. Each Party shall make any payments or expenditures under this Agreement out of the current revenues available to the Party in any given year of this Agreement.

D. Entire Agreement; Amendment. This Agreement contains the entire agreement of the Parties with respect to the matters covered by this Agreement, and no other agreement, statement, or promise made by either Party, or to any employee, officer, or agent of either Party, which is not contained in this Agreement shall be binding or valid. This Agreement may not be altered, amended, or modified except in writing and approved by the City Council and District Board.

Execution Page Follows

EXECUTED by the City and the District on the respective dates stated below.

CITY OF CELINA

_____
Ryan Tubbs, Mayor
Date: _____

ATTEST:

_____
Lauren Vaughns, City Secretary

CELINA INDEPENDENT SCHOOL DISTRICT

_____
Dr. Tom Maglisceau, Superintendent
Date: _____

ATTEST:

_____
[Name, Title]

EXHIBIT A-1
WEST TEMPORARY PARKING LOT

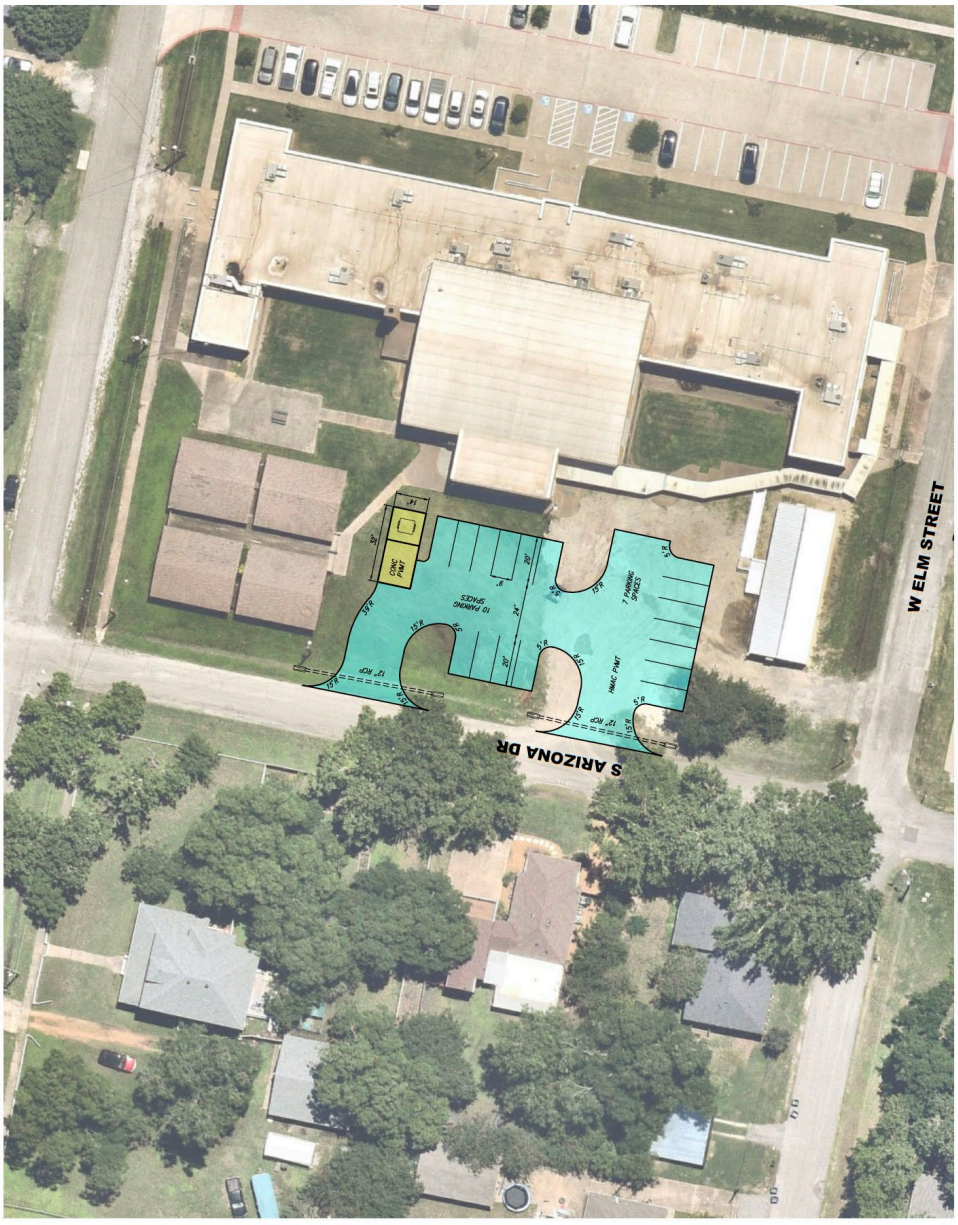
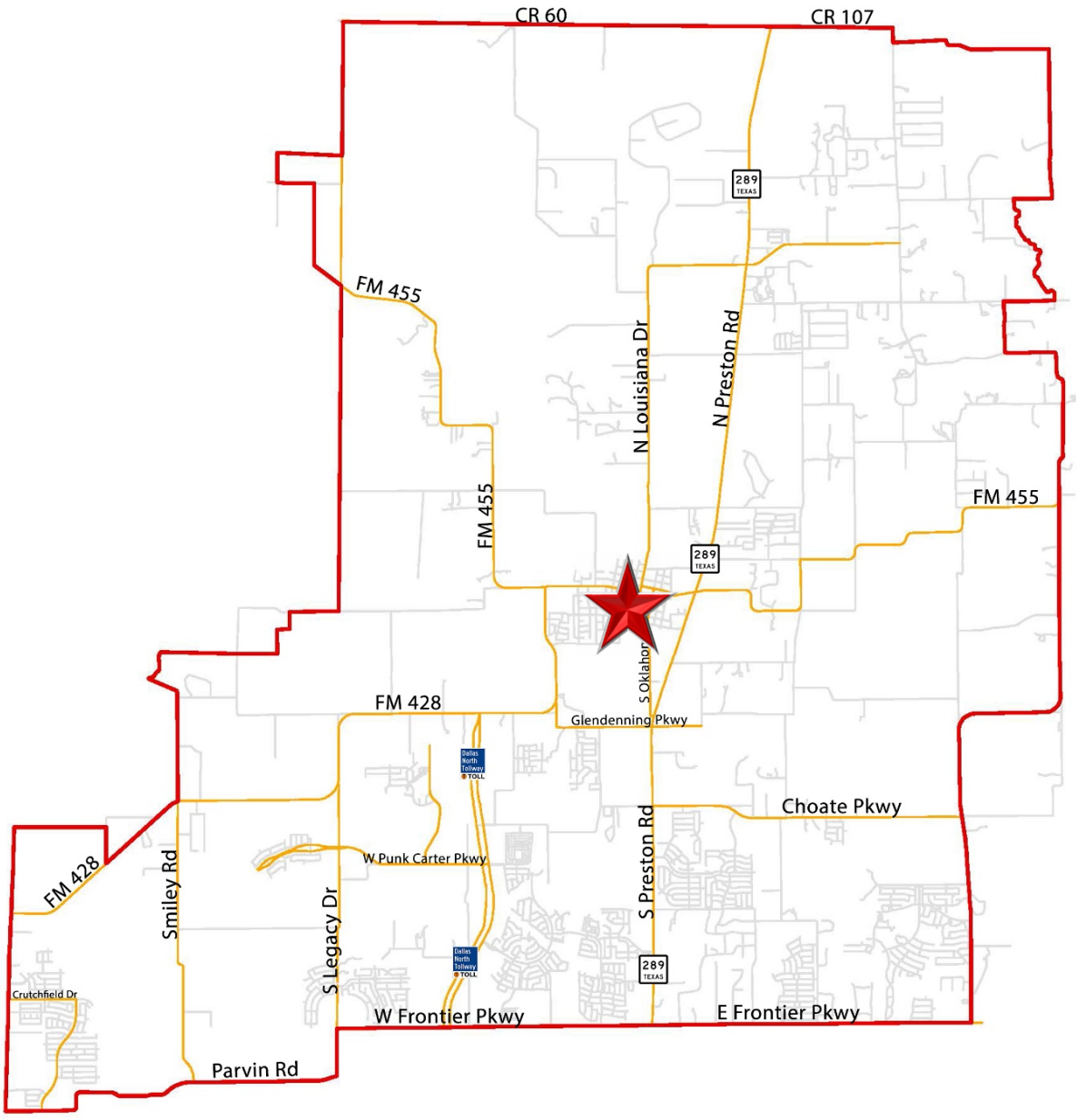


EXHIBIT A-2
SOUTH TEMPORARY PARKING LOT


CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Victoria Kiker
Date:	January 14, 2025
Re:	Uptown Celina - DA Amendment (Road Relocation)

Action Requested:
Consider and act upon an amendment to the Development Agreement (5th amendment) with Uptown Celina Partners, LP; generally located between future Celina Parkway and south of future J Fred Smith Parkway, within the City Limits. (Uptown Celina - DA Amendment (Road Relocation)) (Glasgow)

Background Information:
The purpose of this agreement is to accommodate a roadway relocation within the Uptown neighborhood, specifically for J Fred Smith Parkway and Florida Drive. The agreement replaces the original roadway exhibit with the new exhibit to clarify the roadway improvements. Please see the attached agreement for further information.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
1. Staff Presentation
2. Draft Development Agreement

Financial Consideration:
N/A

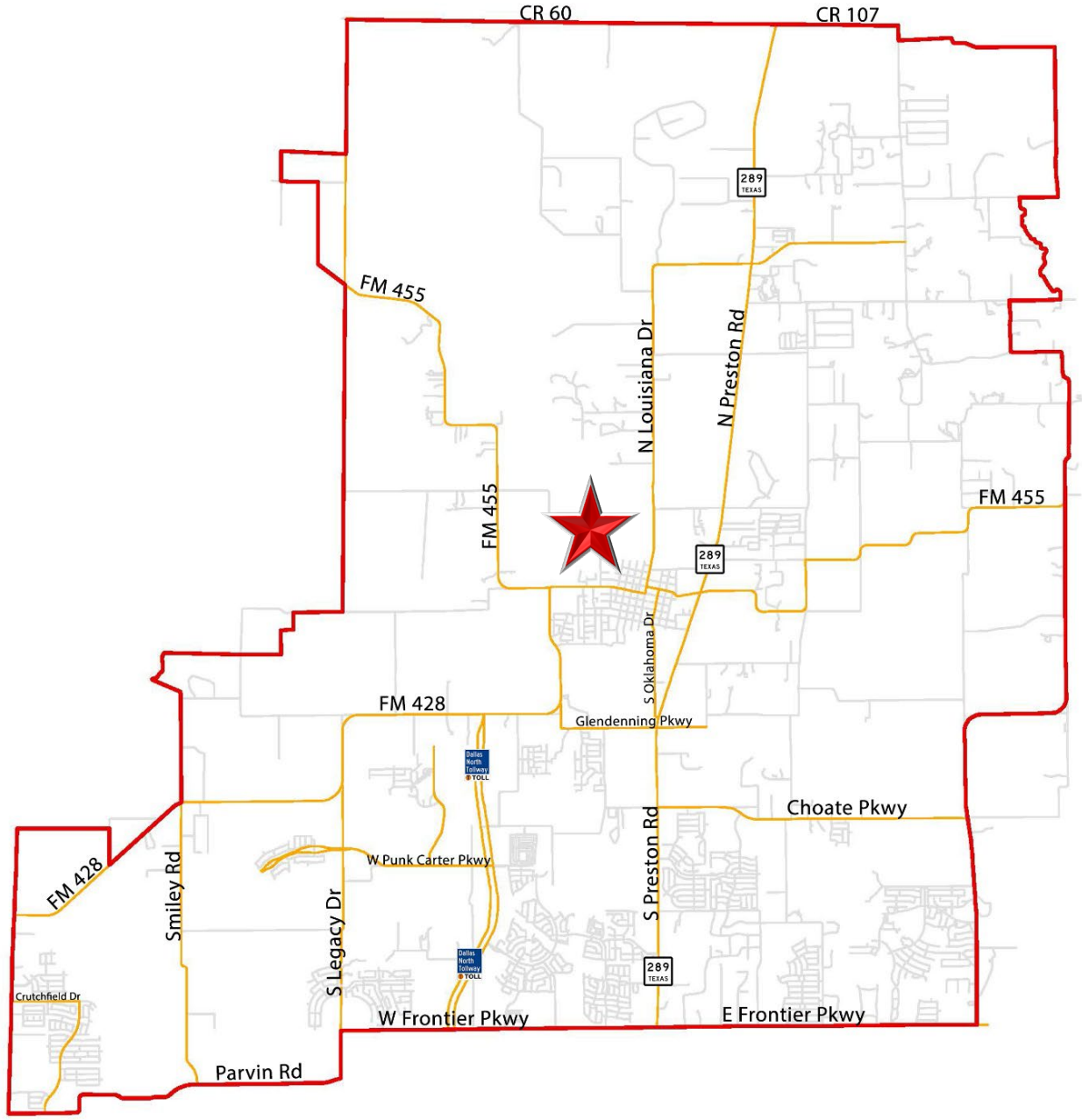
Staff Recommendation:

Staff recommends approval as presented.

UPTOWN ROADWAY RELOCATION

DEVELOPMENT AGREEMENT AMENDMENT

City Council
January 14, 2025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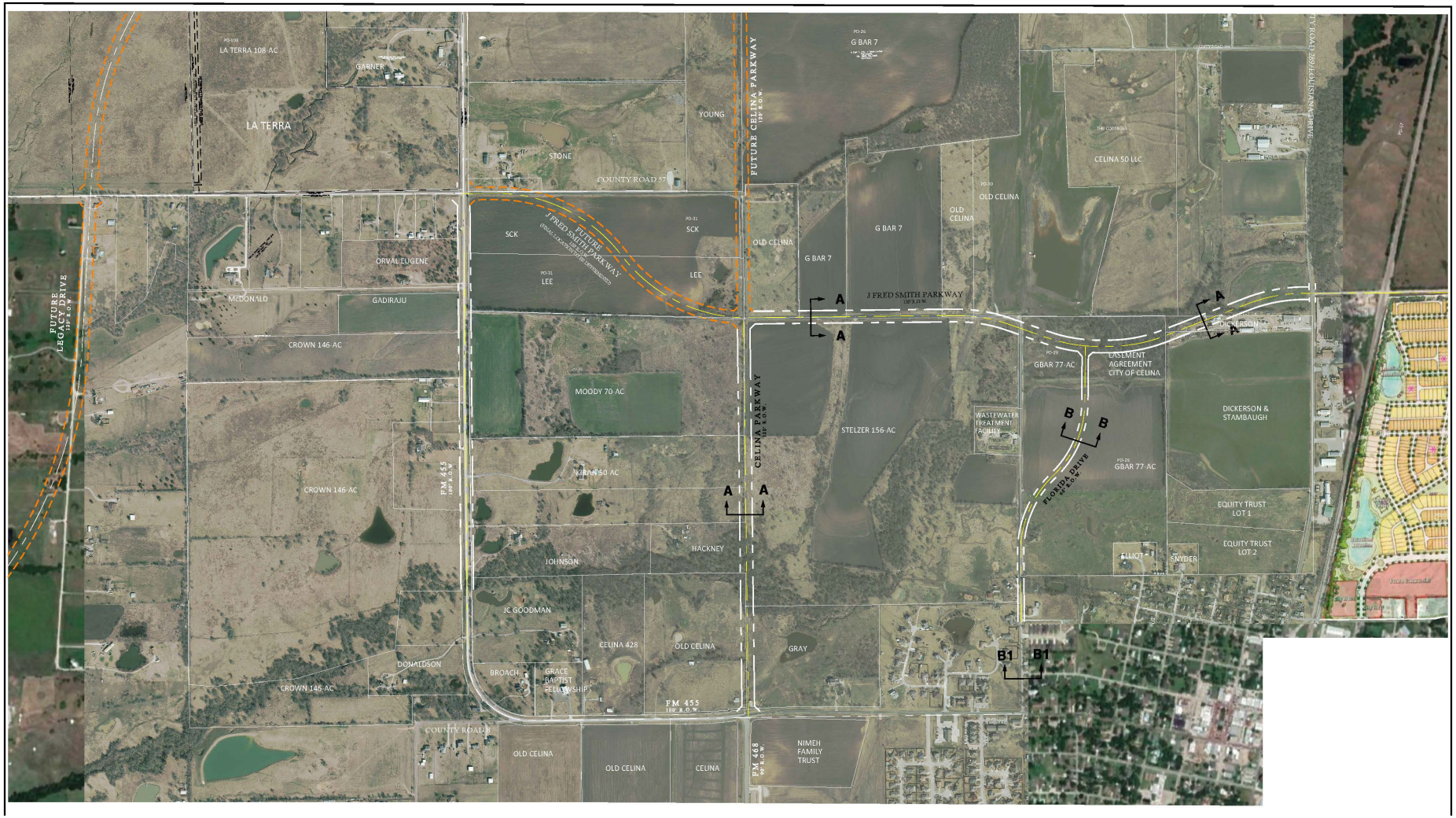
S Oklahoma Dr
FM 428
Glendenning Pkwy
Choate Pkwy
W Punk Carter Pkwy
S Preston Rd
FM 428
Smiley Rd
S Legacy Dr
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

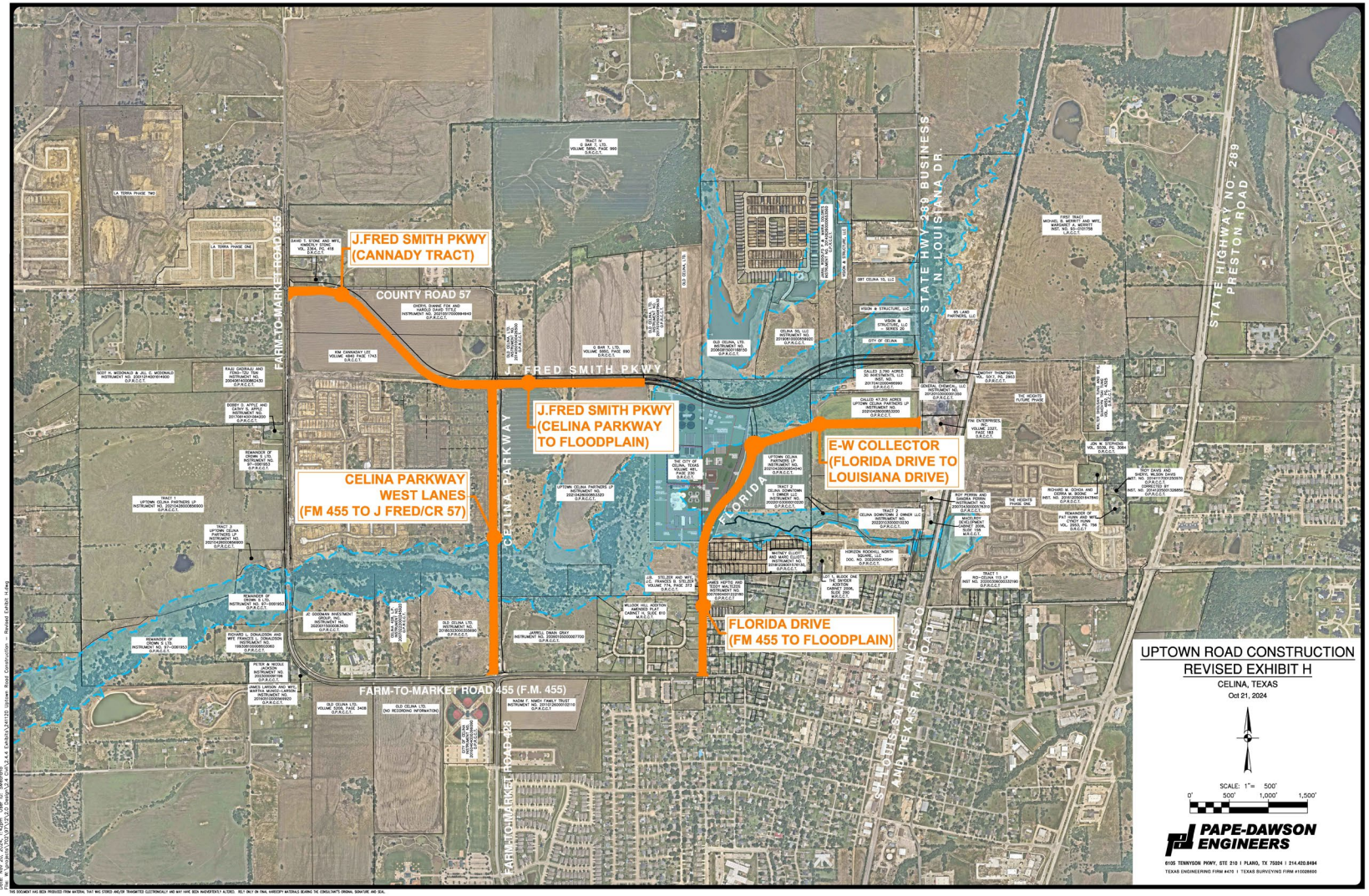
BACKGROUND

- The agreement is to accommodate a roadway relocation within the Uptown neighborhood, specifically for J Fred Smith Parkway and Florida Drive
- The agreement replaces the original roadway exhibit with the new exhibit to clarify the roadway improvements

CURRENT ROADWAY EXHIBIT



PROPOSED ROADWAY EXHIBIT



PROPOSED DEAL POINTS

- 2 lanes of J. Fred Smith Parkway from FM 455 (rather than Celina Parkway) to the west edge of the floodplain boundary (rather than Louisiana)
- 2 lanes of Florida Drive from FM 455 to Louisiana Drive (rather than J Fred Smith)
- 2 lanes of Celina Parkway from FM 455 to J. Fred Smith Parkway (remains the same)

FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT

This Fifth Amendment to Development Agreement (this "Fifth Amendment") is made and entered into by and between the City of Celina, Texas (the "City") and Uptown Celina Partners L.P., a Texas limited partnership (the "Owner"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Fourth Amendment (the "Effective Date").

RECITALS

WHEREAS, the City and Rockhill Capital & Investments LLC, a Texas limited liability company ("Rockhill") previously entered into that certain Development Agreement, effective January 14, 2021 recorded in the Official Public Records of Collin County as Instrument No. 20210311000485140 ("Original Development Agreement"), governing the development of approximately 567 acres of land (the "Property"), as described in **Exhibit A** and depicted on **Exhibit B** of the Development Agreement; and

WHEREAS, Rockhill assigned all of its obligations, rights, title and interest in and to the Original Development Agreement to the Owner pursuant to that certain Assignment and Assumption of Development Agreement, effective November 1, 2021; and

WHEREAS, Owner partially assigned its obligations, rights, title and interest in and to the Original Development Agreement to TMTB Uptown, LLC pursuant to that certain Partial Assignment of Development Agreement, effective November 17, 2022 recorded in the Official Public Records of Collin County as Instrument No. 2022000166734; and

WHEREAS, the Owner and the City entered into a First Amendment to Development Agreement, effective November 11, 2021 recorded in the Official Public Records of Collin County as Instrument No. 20211216002537340 (the "First Amendment"); and

WHEREAS, the Owner and the City entered into a Second Amendment to Development Agreement, effective May 10, 2022 recorded in the Official Public Records of Collin County as Instrument No. 2022-2022000086305 (the "Second Amendment"); and

WHEREAS, the Owner and the City entered into a Third Amendment to Development Agreement, effective August 8, 2023 recorded in the Official Public Records of Collin County as Instrument No. 2024-2024000094200 (the "Third Amendment"); and

WHEREAS, the Owner and the City entered into a Fourth Amendment to Development Agreement, effective August 20, 2024 recorded in the Official Public Records of Collin County as Instrument No. 2024-2024000102215 (the "Fourth Amendment"); and

WHEREAS, the Owner and the City now desire to amend the Development Agreement for the purposes set forth in this Fifth Amendment; and

WHEREAS, this Fifth Amendment is entered into pursuant to Section 212.172 of the Texas Local Government Code and other laws and the Owner and the City are proceeding in reliance of the enforceability of this Fifth Amendment.

NOW, THEREFORE, for and in consideration of the mutual covenants of the City and the Owner set forth in this Fifth Amendment and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Owner hereby agree as follows:

AGREEMENT

Section 1. Infrastructure to be Constructed/ROW to be Dedicated. Section 2.3(a) of the Development Agreement, as amended, is hereby amended and replaced in its entirety to read as follows:

"(a) Owner shall, at no cost to the City, dedicate the required right-of-way and construct the following Roadway Improvements, as depicted on **Exhibit G**

(I) Two (2) lanes of J. Fred Smith Parkway from FM 455 to the west edge of the floodplain boundary, as shown on **Exhibit G**;
(II) Two (2) lanes of Florida Drive from Farm to Market Road 455 ("FM 455") to Louisiana Drive, as shown on **Exhibit G**; and
(III) Two (2) lanes of Celina Parkway from FM 455 to J. Fred Smith Parkway, as shown on **Exhibit G**."

Section 2. Exhibits. **Exhibit G** to the Development Agreement is hereby amended and replaced with **Exhibit G** attached to this Fifth Amendment and incorporated herein for all purposes.

Section 3. No Other Amendments. Subject to the amendments contained in this Fifth Amendment, all provisions of the Development Agreement remain in full force and effect.

Section 4. Counterparts. This Fifth Amendment may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

Section 5. Defined Terms. Capitalized terms not specifically defined herein shall have the same meaning as set forth in the Development Agreement.

EXECUTED by the City and the Owner on the respective dates stated below.

Date: _____

CITY OF CELINA

By: _____
Ryan Tubbs, Mayor

ATTEST:

By: _____
Lauren Vaughns, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the __ day of _____, 2025, by Ryan Tubbs, the Mayor of the City of Celina, Texas, on behalf of said City.

_____
Notary Public in and for the State of Texas

(SEAL)

OWNER:

UPTOWN CELINA PARTNERS L.P.,
a Texas limited partnership

By: Uptown Celina Partners GP, LLC,
a Texas limited liability company
its general partner

By: _____
Name: Ryan W. Griffin
Title: Manager

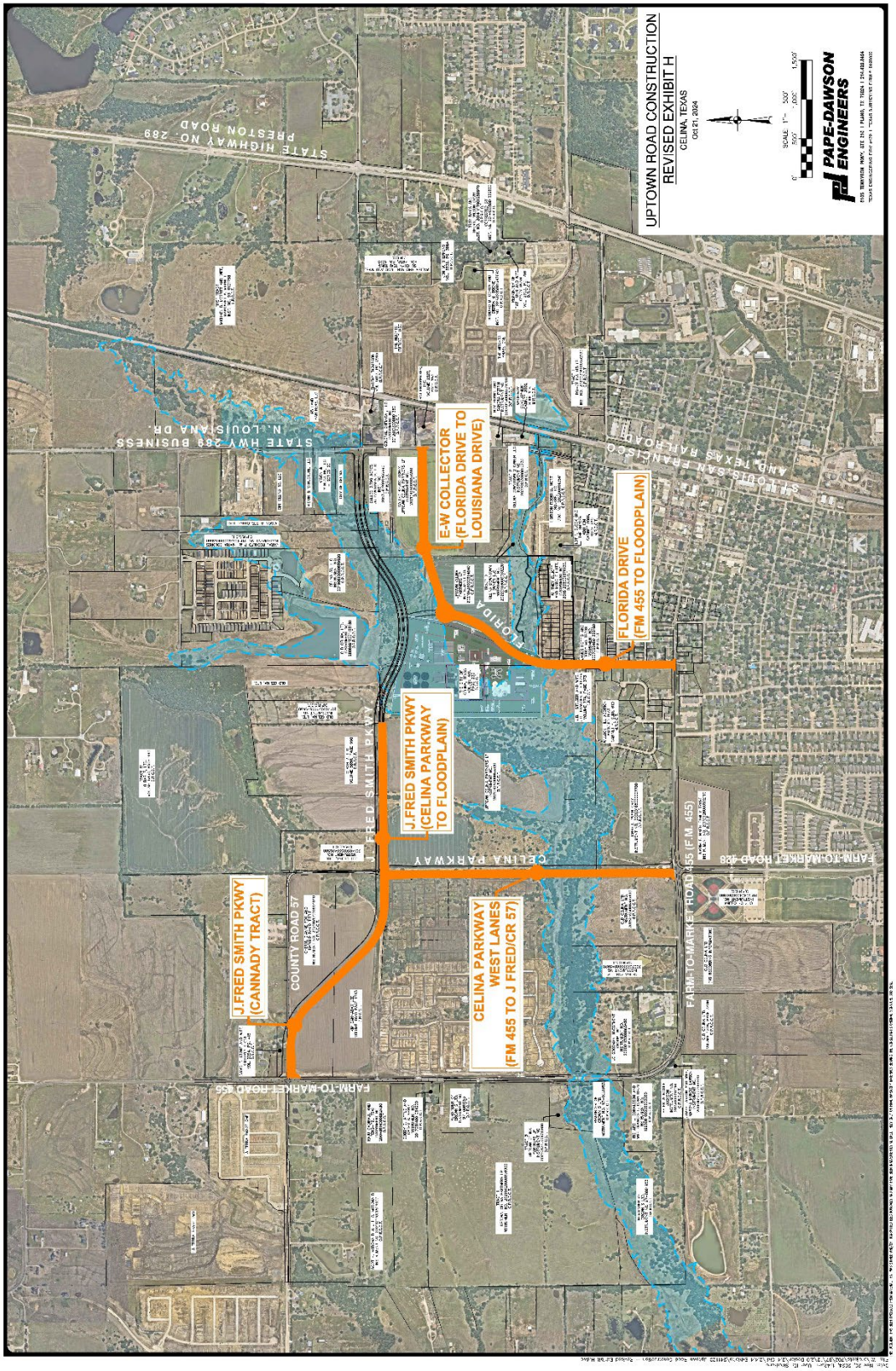
STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the __ day of _____, 2025, by Ryan W. Griffin, Manager of Uptown Celina Partners GP, LLC, a Texas limited liability company, general partner of Uptown Celina Partners L.P., a Texas limited partnership, on behalf of said limited partnership.

_____
Notary Public in and for the State of Texas

(SEAL)

Exhibit G


UPTOWN ROAD CONSTRUCTION
REVISED EXHIBIT H
CELINA, TEXAS
Oct 21, 2024
PAPE-DAWSON ENGINEERS
STATE HIGHWAY NO. 289
PRESTON ROAD
STATE HWY 289 BUSINESS
N. LOUISIANA DR
E-W COLLECTOR
(FLORIDA DRIVE TO
LOUISIANA DRIVE)
FLORIDA DRIVE
(FM 455 TO FLOODPLAIN)
FLORIDA
J.FRED SMITH PKWY
(CELINA PARKWAY
TO FLOODPLAIN)
J.FRED SMITH PKWY
(CANNADY TRACT)
COUNTY ROAD 57
CELINA PARKWAY
WEST LANES
(FM 455 TO J FRED/CR 57)
FARM-TO-MARKET ROAD 455 (F.M. 455)
FARM-TO-MARKET ROAD 428
FARM-TO-MARKET ROAD 455

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Dusty McAfee, Director of Development Services
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Victoria Kiker
Date:	January 14, 2025
Re:	Toll Brothers Architecture (Legacy Branch) - DA Amendment

Action Requested:
Consider and act upon an amendment to the Development Agreement (1st Amendment) with OMA Celina, LLC, on approximately 91 acres of land, generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and the City Limits. (Toll Brothers Architecture (Legacy Branch) – Development Agreement) (McAfee)

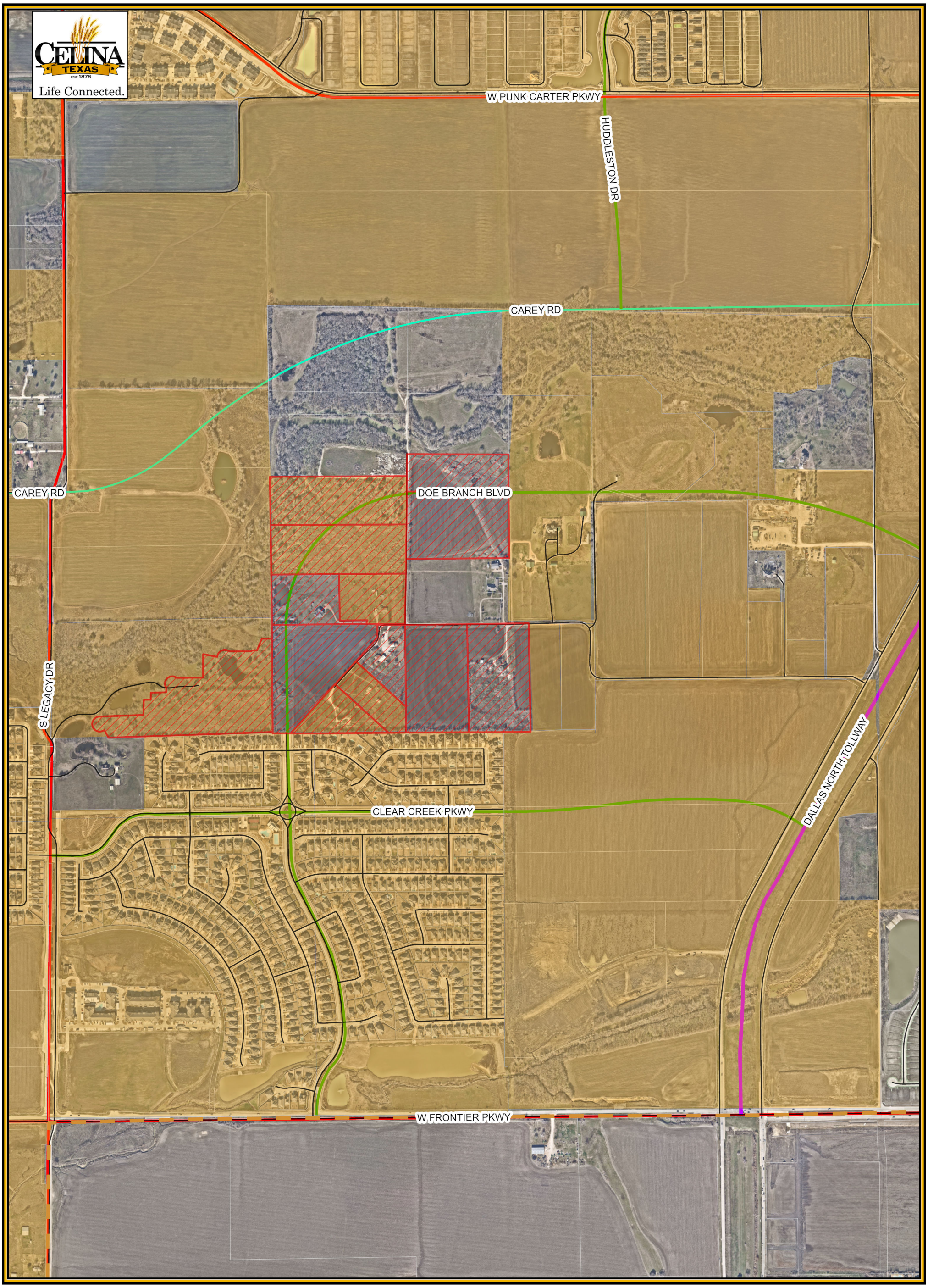
Background Information:
This request is to amend a Development Agreement on approximately 91 acres of land for Legacy Branch. The applicant, Toll Brothers, is proposing to amend the base architectural standards that governs the neighborhood. Celina's current ordinance requires 80% of the overall structure to consist of Category A masonry (brick/stone), with the remaining 20% allowed to be cementitious fiberboard or stucco. The request involves using building materials (cementitious fiberboard and stucco) beyond the 20% maximum allowed by the current ordinance. Please refer to the attachments for further information.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Draft Amendment

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Legacy Branch Location Map

City of Celina

6/6/2024

N
W E
S

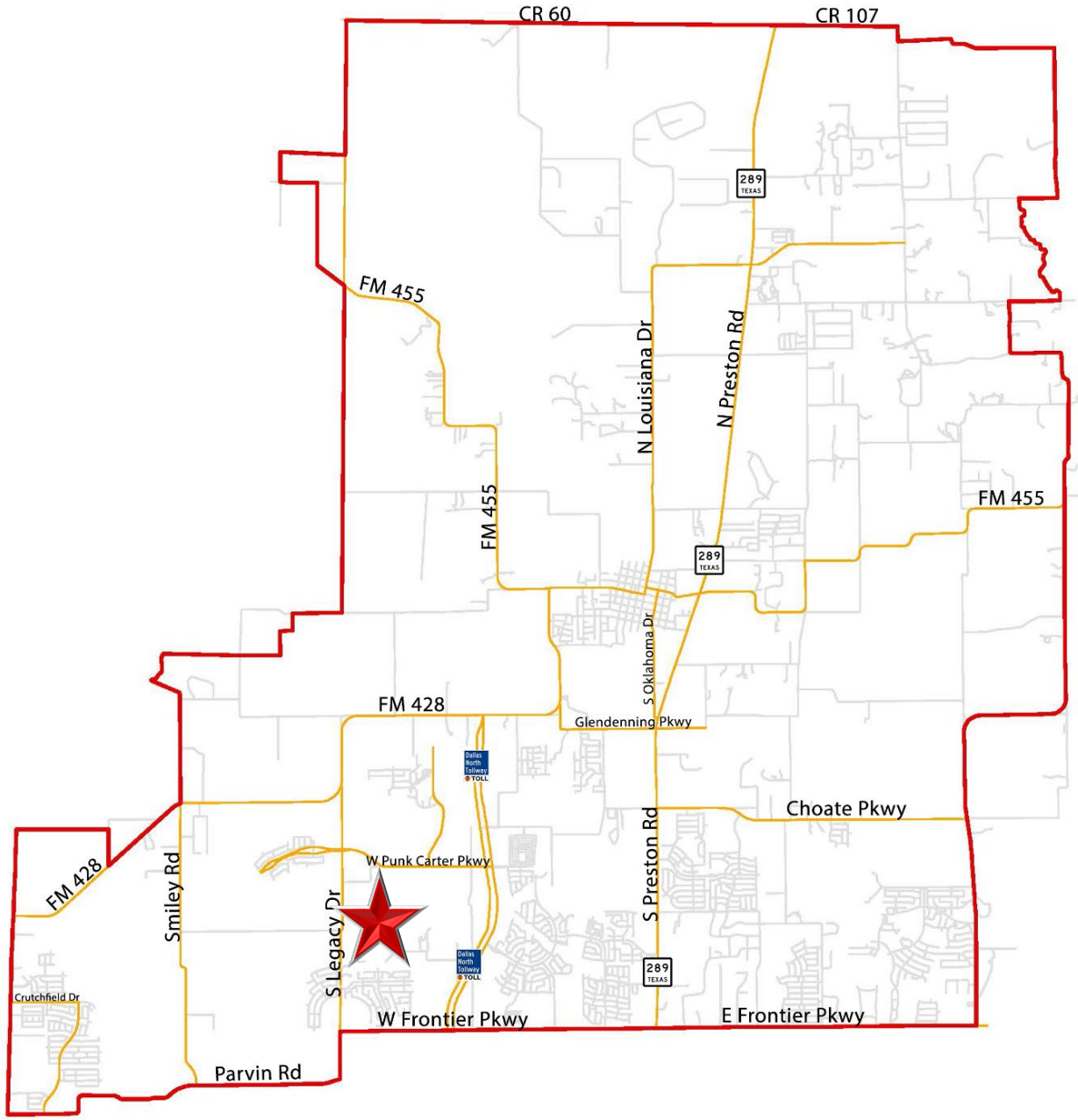
0 500 1,000

Feet

TOLL BROTHERS ARCHITECTURE (LEGACY BRANCH)

DEVELOPMENT AGREEMENT

City Council
January 14, 2025


CR 60
CR 107
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TEXAS
FM 455
N Louisiana Dr
N Preston Rd
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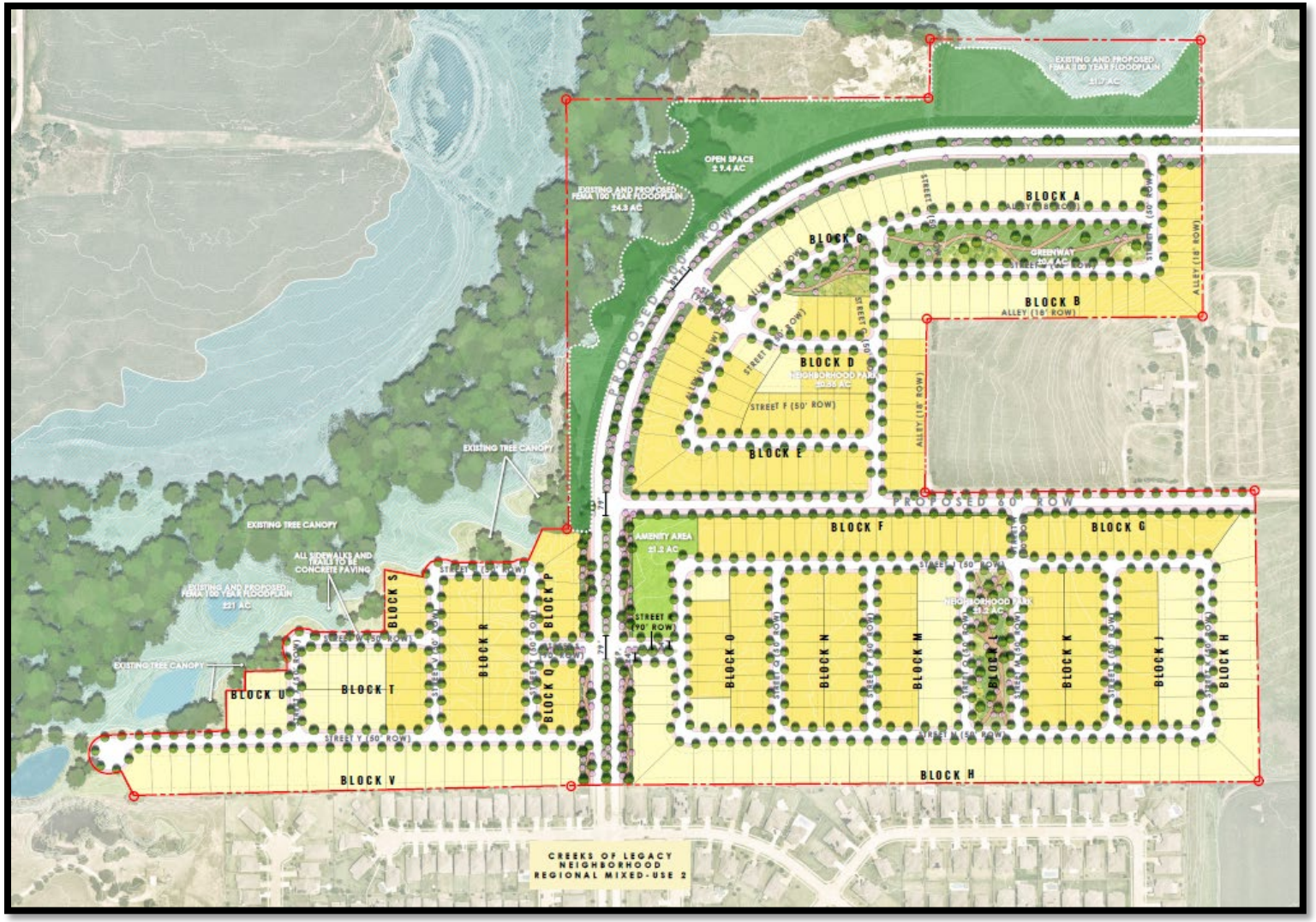
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

Legacy Branch



50'X120' LOTS: ± 194

60'X125' LOTS: ± 126

TOTAL: ± 320 LOTS, ± 3.6 DU/AC

ORDINANCE BACKGROUND

- The City adopted Architectural Standards in 2018, which establish a minimum level of quality for new buildings
- Several cities require adherence to masonry standards in their development agreements in order to maintain minimum standards for new construction (Frisco, Prosper, Celina)
- Celina's ordinance requires 80% of the front façade (and overall structure) to be Category A (brick/stone) masonry, with the remainder allowed to be cementitious fiber-board or stucco
- Use of an alternate material with no discernable style is not allowed (*i.e. mere cost savings does not qualify*)

RELIEF HISTORY

- Downtown has its own “faux-historic” requirement
- On occasion, Celina has previously granted relief to the City’s architectural standards, on a case-by-case basis

APPLICANT REQUEST

- Toll Brothers request to allow for three additional architectural styles *(Hill Country, Modern Farmhouse, & Transitional)* to build in Legacy Branch
- Their request involves using building materials (stucco and cementitious fiberboard) beyond the 20% maximum per base code
- Character images of the three styles are provided in the next few slides

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

POLICY REASONS FOR

- DFW, especially Collin County, is heavy masonry and has resulted in a homogenous visual environment (brick/stone)
- The market has trended to more diverse options over the years
- Celina's local market ($600,000+) ensures a minimum quality level
- The sub-prime era (late 90s, early 2000s) starter home boxes with inferior exterior materials are unlikely to be built here

POLICY REASONS AGAINST

- Heavy masonry (brick/stone) is:
  - Proven
  - Durable
  - Sustains & protects value
  - Attractive
  - Understood
- Some believe that the use of stucco and cementitious fiber board is lower quality

P&Z PUBLIC HEARING

- One resident noted that the proposed materials (stucco, cementitious fiberboard) require more maintenance
- The Commission had general questions on material mix, anti-monotony requirements in the base standard, and how relief should be granted on a case-by-case basis
- The Commission supported the request

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in October, with the condition that any lot narrower than 70' wide should have a mix of at least two materials
- Staff recommends approval as presented

FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement (this "**First Amendment**") is executed by and between OMA Celina, LLC, a Texas limited liability company ("**Owner**") and the **City of Celina, Texas**, a home-rule municipality (the "**City**") (Owner and the City are sometimes individually referred to as a "**Party**" and collectively as the "**Parties**") to be effective on the last date it is signed by all Parties (the "**Effective Date**").

RECITALS

WHEREAS, the City and OMA Celina, LLC, a Texas limited liability company previously entered into that certain Development Agreement, effective August 13, 2024 recorded in the Official Public Records of Collin County as Instrument No. 2024000102216 ("Development Agreement"), governing the development of approximately 90.49 acres of land (the "Property"), as described in **Exhibit A** and depicted on **Exhibit B** of the Development Agreement; and

WHEREAS, the Development Agreement addressed matters related to the development of the Property;

WHEREAS, all capitalized terms in this First Amendment shall be as defined in the Development Agreement unless otherwise defined herein; and

WHEREAS, the Parties have determined that they have the authority to enter into this Amendment;

WHEREAS, it is the intent of this First Amendment to establish certain legally binding restrictions and commitments to be imposed upon the Property; and the City and the Owner are proceeding in reliance on the enforceability of this Amendment.

WHEREAS, Owner and the City now desire to amend the Development Agreement as hereinafter set forth;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and the City hereby agree as follows:

ARTICLE I
AMENDMENT OF AGREEMENT

1.1 Section "Architecture" of Exhibit D of the Development Agreement is hereby amended to read as follows (added text identified by underline):

"**Architecture**

The subject property is an architecturally, historically, and culturally significant tract of land uses that is meaningfully located; thus, all structures shall abide by the City's architectural standards, as may be amended, with the exception that as an alternative to the

exterior building materials required herein, all structures may, upon approval in writing of the exterior elevations by the City's Director of Development Services, adhere to architectural standards with characteristics of hill country, modern farmhouse, and transitional architecture as defined herein.

A modern farmhouse architectural style typically incorporates vertical cementitious fiber-board into the elevations, mixed with another heavy masonry material such as brick or stone.

A hill country architectural style typically incorporates 3-step stucco into the elevations, mixed with at least one other heavy masonry material such as brick or stone.

A transitional architectural style incorporates a variety of brick, stone, stucco, and cementitious fiber-board into the elevations, mixed with at least one other heavy masonry material such as brick or stone."

1.2. Depictions of the hill country, modern farmhouse, and transitional architecture, to be added as Exhibit D-1 of the Development Agreement, are attached hereto as Exhibit A.

1.3 The Development Agreement as amended by this First Amendment shall continue in full force and effect.

1.4. Each Party acknowledges and agrees that this First Amendment is binding upon such Party and enforceable against such Party in accordance with its terms and conditions.

1.5. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

[Signature Pages to Follow]

EXECUTED BY THE PARTIES TO BE EFFECTIVE ON THE EFFECTIVE DATE:

CITY OF CELINA

By: _____
Name: Ryan Tubbs
Title: Mayor
Date: _____

ATTEST:

By: _____
Lauren Vaughns, City Secretary

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

On _____ ___, 202_, before me, the undersigned personally appeared Ryan Tubbs, Mayor, of the City of Celina and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity.

_____
Notary Public in and for the State of TEXAS

OWNER:

_____
_____

By: _____
Name: _____
Title: _____

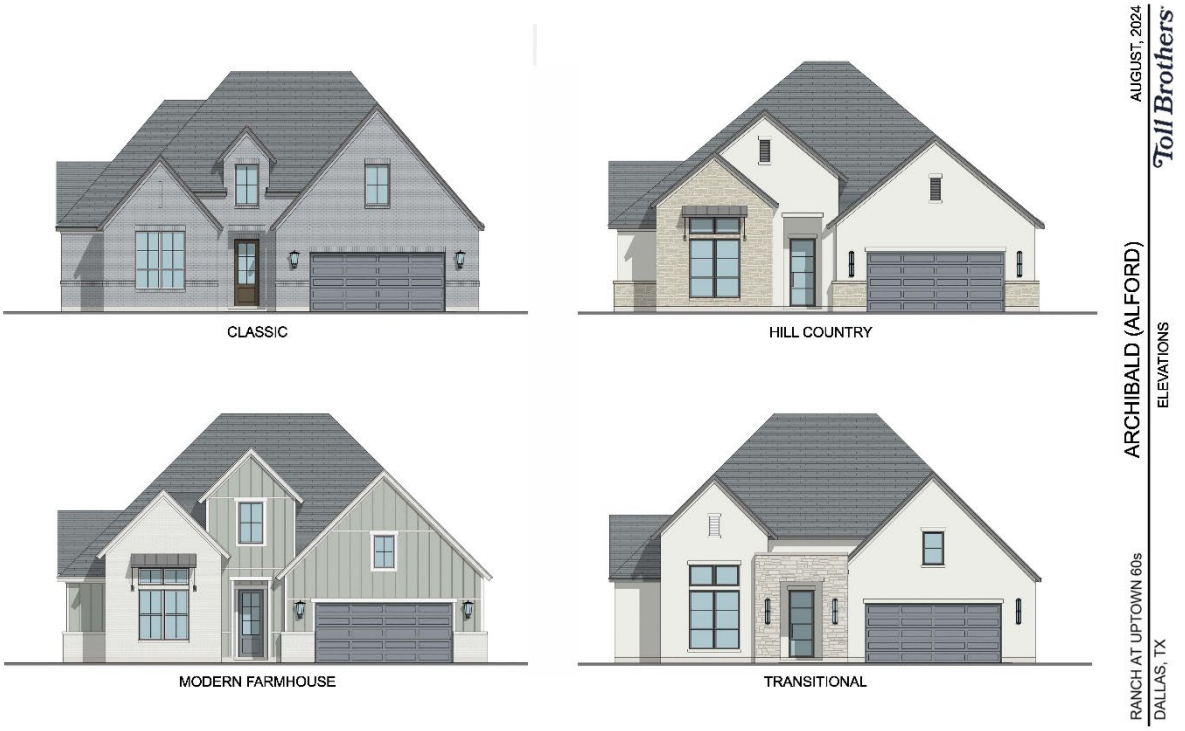
STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 202_, personally appeared _____, _____ of _____, a _____company and acknowledged that he executed the foregoing document on behalf of said limited liability company.

_____
Notary Public in and for the State of Texas

Exhibit A

EXHIBIT D-1
Hill Country, Modern Farmhouse, and Transitional Architecture Depictions



CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

AUGUST, 2024

Toll Brothers

ASTRID (CISCO)

ELEVATIONS

RANCH AT UPTOWN 60s

DALLAS, TX

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

04-23-2024

Toll Brothers

FLORIAN (SALADO)

ELEVATIONS

RANCH AT UPTOWN 60s

DALLAS, TX

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

AUGUST, 2024

Toll Brothers

GODFREY (PAMPA)

ELEVATIONS

RANCH AT UPTOWN 60s

DALLAS, TX

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

AUGUST, 2024

Toll Brothers

PHILOMENA (LAVON)

ELEVATIONS

RANCH AT UPTOWN 60s

DALLAS, TX

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

AUGUST, 2024

Toll Brothers

RANDOLPH (LIVE OAK)

ELEVATIONS

RANCH AT UPTOWN 60s

DALLAS, TX

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

AUGUST, 2024

Toll Brothers

ALASTAIR (MAGGIE SPINOFF)

ELEVATIONS

RANCH AT UPTOWN 55

DALLAS, TX

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

RANCH AT UPTOWN 55
DALLAS, TX

BARNABY (RIDGEHAVEN SPINOFF)
ELEVATIONS

AUGUST, 2024
Toll Brothers

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

RANCH AT UPTOWN 55
DALLAS, TX

CORBY (BRIANNA SPINOFF)
ELEVATIONS

AUGUST, 2024
Toll Brothers

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

AUGUST, 2024

Toll Brothers

COTSWOLD (MATAGORDA SPINOFF)

ELEVATIONS

RANCH AT UPTOWN 55

DALLAS, TX

CLASSIC

HILL COUNTRY

MODERN FARMHOUSE

TRANSITIONAL

AUGUST, 2024

Toll Brothers

LYNDHURST (AUDREY SPINOFF)

ELEVATIONS

RANCH AT UPTOWN 55

DALLAS, TX

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	January 14, 2025
Re:	Ohio and Louisiana Improvements

Action Requested:
Consider and act to approve a work authorization for design services from Halff and Associates, for the design of Ohio and Louisiana Road Improvements from Ash Street south in an amount not to exceed $434,300.00. (Glasgow)

Background Information:
The project will design a 29' B-B concrete curb and gutter street with an underground storm system, a new sanitary sewer system, and sidewalks for Ohio Dr and Louisiana Dr, beginning at Ash Street and extending south to the end of the street. Additional design requirements include adjustments to existing water lines and detention as necessary for the impacted areas.

The City maintains an executed Master Agreement for Professional Services with Halff and Associates for on-call services. The City Council authorized the agreement in 2022 for a period of five years.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. WA Downtown Street Improvements (Ohio & Louisiana) - Halff Signed
2. 53215.006 - Exhibit B - Design Cost Breakdown
3. EXHIBIT - Ohio & Louisiana
4. Presentation - Ohio & Louisiana Improvements_ January Council

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends authorizing the work authorization for design services as presented.

EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 Halff	MAPS Date:	10/10/2022

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **Halff Associates, Inc.** (Engineer or Consultant); Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Project Name:	Downtown Street and Drainage Improvements (Ohio St. & Louisiana Dr.)		
Engineer Project #	53215.006	**Work Authorization Date:**	
Engineer:	Halff Associates, Inc.		
Purchase Order#:		**Project #:**	
Engineer Representative	Brent Billington	**Owner Representative:**	

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10th of each month.
Invoice Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov & **aglasgow@celnia-tx.gov** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans** _____**are** X **are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Design Cost Breakdown attached as Exhibit B**
   Basic Services Fee (Lump Sum) = $285,400.00
   Special Services Fee (Hourly Not to Exceed) = $148,900.00
   TOTAL FEE = $434,300.00
3. **Timeline / Schedule:** **Attach as Exhibit C**
4. **Deliverables:** **See Exhibit A, Scope of Work**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA	**ENGINEER**
Signature	Signature
	Dennis Satre, Vice President
Printed Name & Title	Printed Name & Title
	January 6, 2025
Date	Date

EXHIBIT "A"
SCOPE OF SERVICES

TO BE PROVIDED BY HALFF ASSOCIATES, INC.
TO
CITY OF CELINA
FOR
DOWNTOWN STREET AND DRAINAGE IMPROVEMENTS
(OHIO ST. & LOUISIANA DR)

1. PROJECT DESCRIPTION

This Scope of services of professional design services whereas the CITY proposes to reconstruct two (2) residential streets and associated utility/drainage improvements along the connecting channel:

S. Ohio St. – W Ash St. to end of S. Ohio St. (+/- 500 LF)
S. Louisiana Dr. – W Ash St. to end of Louisiana Dr. (+/- 400 LF)
Channel – S. Colorado St. to S. Louisiana Dr. (+/- 800 LF)

Anticipated improvements include **roadway paving, drainage, water, sanitary sewer, and detention pond items.** Services by the CONSULTANT shall include all aspects of the work set forth in the following scope of services.

The general parameters for design of the improvements shall include the following:

1. Reconstruct S. Ohio Street and S. Louisiana Drive from Ash St. to +/- 450' south of Ash St. using a curb and gutter concrete paving section as approved by the CITY including the addition of sidewalk and reconstruction of driveway approaches to the ROW line and beyond as necessary for profile grade restrictions.
2. Construct storm sewer system to carry the CITY design storm runoff and outfall to existing box culvert at S. Colorado Street. This includes replacing the open channel running between S. Ohio Drive and S. Louisianna Drive with closed storm sewer system.
3. Replace existing sanitary sewer lines along S. Ohio Drive, S. Louisiana Drive, and the channel from S. Colorado Street to S. Louisiana Drive.
4. Replace/modify existing water lines along S. Ohio Drive and S. Louisiana Drive.
5. Construct detention pond to restrict flows in downstream systems to the CITY design storm capacity assuming a proposed closed storm sewer system as generally shown in the CITY master drainage study.

The CONSULTANT shall perform the necessary engineering and related technical services for the Design and Construction Phase Services, including necessary Additional Services for development of this Project according to the following sections of this Contract. CONSULTANT shall use the subcontractors listed in Exhibit “D” which is attached hereto and incorporated herein by reference and made a part hereof as if repeated verbatim.

2. TASK DESCRIPTIONS – SCOPE OF SERVICES

I. General Requirements

A. General Knowledge and Design Requirements – The CONSULTANT shall have a working knowledge of all applicable design requirements, codes, master plans, and regulations which govern the scope of work and services included herein. Specific design requirements shall be obtained from the City of Celina Engineering Standards Manual. The CONSTULANT will establish and summarize all project design criteria, including any proposed variances, and submit to CITY for review prior to beginning design work. All design work will be prepared in CAD, with electronic files in DGN/DWG format submitted to the CITY upon final record drawings. The CITY may request CAD files at any time through the duration of the contract. **The CONSULTANT shall be responsible for ensuring that design services provided meet all local, state, and federal requirements.**

B. General Plan Requirements – Scale of construction plans is to be: 1”=20’ Horizontal; 1”=4’ Vertical on 11” x 17” page size or as approved by the CITY. Accurate and clear plans shall be provided for the purpose of accurate bids, efficient construction, and good permanent records. The consistent use of uniform drafting guidelines will increase the efficiency in which the plans are reviewed by the contractors prior to bidding and improve their understanding of the contract’s intent. It is highly recommended that designers and technicians use uniform drafting styles. The intent is to produce consistent, accurate, and legible sets of plans. Do not clutter the plans with unnecessary information.

C. Accessible Routes – All designated pedestrian routes within public right-of-way, including sidewalks and barrier free ramps, shall comply with current CITY, state, and federal requirements. Any existing pedestrian routes within the limits of the project which do not meet current requirements shall be improved as part of this scope of work, unless directed otherwise by the CITY.

D. Third-Party Coordination – Coordinate with other governmental agencies, franchise utilities, adjacent developments, and individual property owners as necessary, TDLR (Texas Department of Licensing and Regulation), Collin County Engineering, and any other appropriate entities.

E. Administrative and Coordination Tasks – The CONSULTANT shall perform all necessary coordination and administrative tasks including, but not limited to, required coordination with subcontractors listed in Exhibit "D", preparing and submitting monthly invoices to the CITY, preparing and updating the overall project schedule, attending required meetings, and other miscellaneous administrative and/or coordination tasks required by the CITY unless specifically listed under "Exclusions" in the Scope of Services herein.

II. Preliminary Engineering

A. Data Collection – Obtain and research all existing city utility plans, street plans, drainage plans, plats, easement maps, existing easement information, contour maps, and other features within and pertaining to the Project area. The CONSULTANT will also coordinate with franchise utilities in the area and obtain any available record information. Existing Project conditions shall also be documented using digital photography and/or video. Perform site visit(s) to obtain necessary information/confirm information obtained from other sources.

B. Preliminary Engineering Design – Utilizing the information obtained from data collection (Section II.A) and the field survey (Section V.A), the CONSULTANT will prepare preliminary engineering plans with the first milestone submittal at sixty percent (60%) design completions. The preliminary engineering design phase will include the following:

(1) 30% Schematic Pond Alternatives

- Exhibits – Up to three (3) exhibits, each depicting (1) option for the detention pond, will be provided to assist the CITY with determining the desired pond location/design for this project. Exhibits will include pond footprint and basic storage volume calculations based on a high-level and preliminary hydrologic and hydraulic assessment of the site and associated drainage areas. Design of other scope items will only be completed up to a level necessary to determine order of magnitude costs and preliminary constraints for the pond design. Detailed inlet and outlet design for the pond will be excluded from the exhibits.

(2) 60% Design Submittal Minimum Requirements

- General Plans – Prepare and update general plan sheets necessary including cover, general notes, sheet index, control sheet, project layout, and typical sections.

- Removal Plans – Prepare plans sheets depicting any and all removals of existing public and private infrastructure specifying any necessary replacements and/or relocations. Include all existing utility mapping obtained in SUE effort (Section V. D) and label appurtenances to remain, adjust and/or protect. Include all tree survey data (6" DBA and up) and indicate preservation or removal on a separate Tree Removal/Protection plan.

- Plan & Profile Drawings – Establish and/or refine horizontal and vertical alignments along proposed paving limits, drainage/storm lines. Provide separate alignment geometry data sheets. Determine any conflicts with private property including fences, mailboxes, driveways, sidewalks, etc., and provide preliminary replacement or alternate design options required. Present any potential alternatives, which may provide cost savings to the CITY.

- Drainage Analysis – Delineate and refine all drainage areas for the Project including tabulation of runoff, inlet, ponded width, and detention pond calculations in accordance with CITY requirements. Provide trunk main plan sheets and detention pond plan sheets, including all necessary intake inlets and/or headwalls, and channel limits.

- Public Utility Plans – Prepare plan sheets indicating locations of proposed public water and sanitary sewer lines within the project limits. Show connections to existing public utilities and indicate and potential conflicts. All proposed utility lines will be stationed and include design of horizontal alignment. Sanitary Sewer plans will include design of vertical alignment for main lines. It is assumed that all proposed water lines will be less than 12" with no profiles included with the design and that existing water lines greater that 12" to remain will only need minor adjustments to avoid conflict with other proposed improvements. Water and sanitary sewer connection laterals will not include vertical design.

- Construction Details – Provide City standard detail sheets applicable to the construction of the Project. Special details that are not included as a standard by the CITY shall be included in the plans.

- Cross Sections – Develop cross sections for roadways and driveways (as needed) with existing ROW lines, cross slopes, elevations, profile grade line, stations, ditch lines, retaining walls, etc. properly labeled. Submit roadway cross section sheets at

50’ maximum intervals and at critical locations (driveways, culverts, non-typical roadside features, etc.)

- Traffic Control – prepare preliminary advance warning sign layout, work zone delineation devices, construction sequencing and/or access plan for City review.

- Opinion of Probable Construction Cost – Prepare an updated estimated construction quantities and engineer’s opinion of probably construction costs (OPCC) tabulated in Microsoft Excel format. The CITY may request additional justification for significant cost differences from previously provided OPCC’s.

- Deliverables – Plan set is anticipated to include the following drawings and specifications:
    - Cover Sheet
    - Sheet Index
    - Project Layout and Control Sheet
    - Typical Sections
    - Removal Plan
    - Tree Removal/Protection
    - Paving Plan and Profile Sheets
    - Drainage Area Map
    - Drainage Calculation Summary Tables, excluding Hydraulics
    - Drainage Plan and Profile Sheets
    - Detention Pond Sheets
    - Sanitary Sewer Plan and Profile Sheets
    - Water Line Plan
    - Standard and Special Details
    - Traffic Control & Access Concepts
    - Cross Sections Sheets

C. Preliminary Engineering Submittals – Plan submittal will occur at sixty percent (60%) completion stage. CONSULTANT will provide a copy of all plans and documents (PDF), opinion of probable construction costs (Excel), and all necessary supplemental calculations and supporting documents.

D. Review Comments – CITY will consolidate their submittal review comments for each milestone deliverable and provide them to CONSULTANT. The CONSULTANT will incorporate the City’s comments into the subsequent milestone submittal and provide a tabulated list of responses and/or resolutions to each comment provided. A written response and CITY acknowledgment is required for any written response of disagreement.

III. Final Engineering

A. Final Engineering Design – Incorporating comments from the CITY, franchise utilities, and other interested parties, prepare final engineering plans and specifications with submittals at ninety percent (90%) and one-hundred percent (100%) completion. The final engineering design phase will include the following:

(1) *Design Submittal Minimum Requirements (90% and 100%)*

a) Previous Drawings – Revise and complete previously prepared drawings.

b) Traffic Control – Refine traffic control design and prepare final construction sequencing, traffic control and access plans.

c) Signing & Pavement Marking – Prepare permanent signing and pavement marking plan in accordance with City requirements and the Texas Manual on Uniform Traffic Control Devices (TMUTCD).

d) Erosion Control Plans – Prepare erosion control plans (including post-construction erosion controls such as sod) to comply with CITY and any federal, state, or local requirements. This includes site specific data for a separate, Post construction Water Quality Protection Plan that may be prepared and managed by the CONTRACTOR as required by CITY.

e) Opinion of Probable Construction Cost – Prepare an updated estimated construction quantities and engineer's opinion of probable construction costs (OPCC) tabulated in Microsoft Excel format. The CITY may request additional justification for significant cost differences from previously provided OPCC's.

f) Deliverables – Plan Set is anticipated to include the following drawings and specifications:
   - Cover Sheet
   - Sheet Index
   - Project Layout and Control Sheet
   - Typical Sections
   - Removal Plan
   - Grading Plans
   - Tree Removal/Protection Plan
   - Traffic Control Plan
   - Paving Plan and Profile Sheets
   - Driveway Profiles

- Miscellaneous Sidewalk and Paving Details
- Drainage Area Map
- Drainage Calculation Summary Tables
- Drainage Plan and Profile Sheets
- Detention Pond Sheets
- Water Plan
- Sanitary Sewer Plan and Profile Sheets
- Signing & Pavement Marking Plans
- Erosion Control Plan
- Standard and Special Details
- Cross Section Sheets

B. Project Manual – Assist City with preparation of project manual documents for the City's use in electronic bid documents that will be prepared and issued by CITY using web-based site managed by CITY. CONSULTANT'S documents to prepare shall be generally limited to bid schedule, special conditions, and technical specifications. Submit preliminary documents after the 90% plan review and prior to final documents for 100% plan review.

C. Final Engineering Submittals – Plan submittals will occur at ninety percent (90%) and one hundred percent (100%) completion stages. CONSULTANT will provide a link containing electronic files of all plans and documents (PDF), opinion of probable construction costs (Excel), and all necessary supplemental calculations and supporting documents for the CITY to download. A USB of these files can also be provided upon request.

D. Review Comments – CITY will consolidate their submittal review comments for each milestone deliverable and provide them to CONSULTANT. The CONSULTANT will incorporate the City's comments into the subsequent milestone submittal and provide a tabulated list of responses and/or resolutions to each comment provided. A written response and City acknowledgment is required for any written response of disagreement.

IV. Bid Phase Services

A. Bid Documents – Provide final construction plans and technical documents for project manual to CITY in electronic format for inclusion on CITY procurement system as required. Provide bid schedule in Microsoft Excel format for use by contractors as prescribed by the CITY.

B. Advertisement for Bid – Provide all necessary information to the CITY required for placing of one (1) advertisement of the Invitation to Bid.

C. Pre-Bid Meeting – Prepare a pre-bid agenda. Attend one (1) pre-bid conference if required by the CITY.

D. Bid Document Interpretations – Address questions from the proposed bidders during the bidding process and issue addenda as necessary, in coordination with the CITY.

E. Bid Opening – Attend the bid opening and assist the CITY during bid opening, making preliminary tabulation of bids, and review questionnaires and bids for completeness.

F. Qualifications Review – Review and evaluate the qualifications of the apparent successful bidder and the proposed major specialty subcontractors. The review and evaluation will include such factors as work previously completed, responses from submitted references, bidder equipment availability, publicly available financial resources, and technical experience. It is assumed that only one (1) bidder will need to be evaluated.

G. Bid Tabulation – Prepare and distribute formal bid tabulation sheets noting any discrepancies between original bids submitted.

H. Bid Recommendation – Prepare a formal written recommendation to the CITY for project award.

V. **Special Services – All Special Services shown under this section shall be reimbursed on a cost-plus basis based on actual work performed with a not-to-exceed amount as outlined in the Work Authorization until the budget for these services is exhausted. A modification and budget increase will be required to continue providing these services once the budget is exhausted. CONSULTANT shall provide all justification for expenditures under this section with each monthly invoice.**

A. Construction Administration – Although day to day operation and oversight of the construction phase will be managed by the CITY, the CONSULTANT will assist the CITY during the construction phase of the project as follows:

(1) Conformed Construction Plans – Incorporate all addenda items into a conformed construction plan and specification set. Furnish up to six (6) full size (22” X 34”) sets, two (2) half size (11” X 17”) sets of the final plans for construction for use by the CITY and the contractor, along with a CD/DVD/USB containing PDFs of all plans.

(2) Pre-Construction Conference – Meet with the CITY, the contractor, and other interested parties to discuss the construction of the Project, including Project requirements, communication procedures, Project

scheduling, personnel, laboratory testing requirements, field inspection, construction staking, pay requests, and other pertinent matters that may impact the project.

(3) Construction Observation – Provide on-site construction observation services during the construction phase along with attending construction meetings as deemed necessary by the CITY. It is not the intent of these visits to be performed at every aspect of the contractor's work. A maximum of three (3) site visits are assumed for budget purposes which does not include substantial or final walk through on-site meetings. Consultant may be required, as-needed, to attend construction progress meetings as determined necessary by CITY. A maximum of three (3) progress meetings are assumed for budget purposes. Construction observations are to be limited to spot checking, selective measurements, and similar methods of general observation of the work based on exercise of professional judgment and familiarization of the design intent. Based on the information obtained during such visits and such observations, CONSULTANT will keep the CITY informed on the general progress of the work.

(4) Shop Drawings, Samples, and Materials – Review and approve or take other appropriate action in respect to shop drawings required for the Project to ensure they are in conformance with plans, specifications, and City requirements. Each shop drawing shall be limited to two (2) resubmittal reviews. Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by the contractor in accordance with the contract documents, but subject to the provisions of applicable standards of state or local government entities.

(5) Clarifications and Interpretations – When requested, review requests for information (RFI), field change requests, and change orders and provide comments and/or responses to CITY. Provide written responses to RFI's or clarification to CITY or contractor. If requested by the CITY, render written decision on all claims of CITY and contractor relating to the acceptability of contractor's work or the interpretation of the requirements of the contract documents pertaining to the progress of the contractor's work.

(6) Change Orders – Recommend Change Orders to CITY or review and make recommendations related to Change Orders provided at the request of the contractor.

(7) Record Drawings – Prepare record drawings in digital format utilizing CITY and contractor as-built information showing changes made during construction. Provide a CD/DVD/USB containing a PDF of the record

plan set, TIFF images of each individual plan sheet, and a project base map in CAD format.

(8) CONSULTANT shall perform its services in accordance with such Project schedule as is specified in the Contract, but in any event as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project in the case of delays caused by the CITY's review of documents submitted under this Contract.

B. Surveying for Engineering Design – CONSULTANT shall coordinate and furnish field surveying operations necessary for the complete design of the Project as outlines in this Exhibit A, Scope of Services, Surveying shall include the following:

(1) Right of Entry – If entering private property is required to perform field survey, the CONSULTANT shall assist the CITY in sending letters to all adjacent property owners notifying them of the intent to survey on private property prior to initiating survey operations. The CONSULTANT shall provide the CITY with the name, address, and contact information of the property owners, as well as the property addresses of the affected property. Written permission to enter private property to perform survey shall be obtained from the property owner(s) before surveying is commenced. The letter of permission shall include permission for the CONSULTANT to set iron pins and control monuments for easements to be acquired at a later date by the CITY if necessary.

(2) Field Survey – The CONSULTANT shall direct the work of the field survey crew(s) to perform the following:

a) Establish horizontal and vertical control using CITY criteria.

b) Tie right-of-way lines and corners, property lines and corners, trees six (6) inches in diameter and larger, fence lines, and other visible surface features.

c) Topographic Information including cross sections of the existing ground features as needed for design. Collect spot elevations as required to facilitate the generation of one-foot (1') contours.

d) Horizontal and vertical location of all existing facilities within the Project limits including, but not limited to, existing paving (including type), driveways, curbs, sidewalks, buildings (including edge of foundation), mailboxes, landscaping, bridges, culverts, retaining walls, etc. Tie existing visible franchise utilities (including underground utilities if exposed) and appurtenances,

and public utilities such as water valves, fire hydrants, manholes, etc.

e) Locate the approximate position of underground utilities or structures that may be within the limits of the Project. Such utilities include, but are not limited to, wastewater (including flowline survey at manholes), water, gas, electric, storm sewer, telephone, and television cable. Consultant will initiate OneCall/Texas811 or contact individual utility companies to mark existing underground utilities in the field and shall show such utilities on the base map either based upon field locations or available construction as-builts.

C. Franchise Utility Coordination – The CONSULTANT shall provide the following:

(1) General Coordination – Design coordination with franchise utilities and their representatives regarding proposed project improvements. Submit milestone design plans to the CITY franchise utility coordinator for distribution to franchise utilities. Assist the CITY with coordination efforts to ensure franchise utilities are designed to clear proposed improvements and in a timely manner.

(2) Site Visits – Perform up to two (2) site visits with the CITY and/or impacted franchise utility representatives.

D. Subsurface Utility Engineering (SUE) Services – The CONSULTANT shall provide SUE Services for the purpose of determining horizontal and vertical locations of underground city and franchise utilities, in conjunction with and/or prior to the field survey. The CITY shall assist with provisions for access to perform the services specified in this item. The CONSULTANT shall provide the City with the name and address of the property owners.

(1) Level 'B' Services
a) Horizontal location of utilities will be determined.
b) Up to 5,500 linear feet of designation

(2) Level 'A' Services
a) Horizontal and vertical location of utilities will be determined.
b) Up to two (2) test holes in addition to the Level 'B' Services listed above will be provided at a rate of $1,500 EA per test hole to the depth required.

E. Right or Way and Easement Documents – Upon approval of the Preliminary Design Plans, the CONSULTANT shall survey, render field

notes, and prepare a ROW/Easement map and individual parcel exhibits for any additional ROW or easements, including temporary construction easements and/or easement abandonments if needed for the Project. Perform necessary surveying operations for the identification and delineation of up to ten (10) easement parcels. Easement Documents shall include the following:

(1) ROW/Easement Map – Provide Exhibit showing properties with ownership and include existing and proposed right-of-way and easements.

(2) Parcel Exhibits – Individual parcel exhibits shall be in both hard copy (8 ½" x 11") and PDF format, shall be sealed, signed and dated by a Registered Professional Land Surveyor and shall contain the following:

a) Parcel Identification Number
b) Area Required
c) Area Remaining
d) Legal Description
e) Current Ownership
f) Any existing platted easement or easements filled by separate instrument including easements provided by utility companies.
g) Metes and bounds description of parcel to be acquired for the Project. The description shall be provided on a separate sheet from the exhibit. Each type of easement shall be described separately. Submit up to three (3) copies of right-of-way documents to the CITY after the sixty percent (60%) plan submittal review and resolution of comments.

(3) ROW/Easement Corners – Establish proposed right-of-way and easement corners on the ground (one-time).

F. Geotechnical Investigation – The CONSULTANT will provide a Geotechnical Engineer Report, no later than the preliminary design phase submittal, containing the following information:

(1) Exploration, Sampling and Laboratory Testing – The CONSULTANT shall provide a subgrade investigation in accordance with CITY design standards and determine soil properties in accordance with generally accepted engineering standards.

G. Public Involvement – Attend up to two (2) public meetings, if required, to communicate project details to citizens, council members, or other interested parties. CITY shall provide meeting location and notices. Any resulting changes to sidewalk locations or pavement sections shall be incorporated into the design prior to the 60% submittal.

VI. Exclusions

The scope of services identified herein specifically excludes the following items, however, these items can be provided if necessary with a revision to scope of work and fees as agreed between CITY an CONSULTANT in writing:

A. Preparation and coordination of a Section 404 individual permit application and natural/cultural resource evaluations.

B. Existing pavement assessment and/or evaluation;

C. Preliminary or Final Plats;

D. Environmental assessment or remediation;

E. Private Sanitary sewer design beyond public ROW and/or easements;

F. Fees for permits and bid advertising;

G. Traffic impact analysis and signal warrants;

H. Construction inspection and material testing services during construction;

I. Designs for Trench Safety;

J. Alternate additions not included in the original scope;

K. Improvements outside the Project limits;

L. Water Resources services including but not limited to hydrologic modeling, downstream assessments, stream impacts, FEMA coordination, etc.

M. Coordination with railroad authorities. It is assumed that the design will not need to extend into the railroad ROW east of the site.

N. Design of a detention pond outfall to a location other than the proposed storm sewer system along the channel between Ohio St. and Louisiana Dr. It is assumed that this design option is feasible and that alternative designs requiring the pond to discharge south, either into a channel that outfalls into Doe Branch or through a proposed independent bypass pipe network will require additional work not included in this proposal.

EXHIBIT "B"
COMPENSATION

TO BE PROVIDED BY HALFF ASSOCIATES, INC.
TO
CITY OF CELINA
FOR
DOWNTOWN STREET AND DRAINAGE IMPROVEMENTS
(OHIO ST. & LOUISIANA DR)

Exhibit "B" defines the basis of compensation to the Professional for the services rendered.

A. Basic Fee Services – The basic fee for the services as described in Exhibit "A" will be **$285,400** which includes direct costs and charges normally associated with production of these services.

The basis of compensation for Basic Fee services shall be as follows:

BASIC SERVICES		
Phase	**Description**	**Fee**
100	Preliminary Engineering Design	$185,910
200	Final Engineering Design	$99,890
	SUBTOTAL	**$285,400**

B. Special Services – Special Services shall be provided on a Time and Materials basis until the authorized budget for these services is exhausted. A modification and budget increase will be required to continue providing these services once the budget is exhausted.

SPECIAL SERVICES		
Phase	**Description**	**Fee**
300	Design Survey	$38,700
400	Parcel Document Preparation	$23,600
500	SUE	$26,300
600	Geotechnical Investigation	$10,300
700	Public Meetings	$9,200
800	TDLR Review	$2,900
900	Construction Administration	$37,900
	SUBTOTAL	**$148,900**

The total maximum fee for all services is **$434,300** (four hundred six thousand nine hundred dollars).

EXHIBIT "B" - DESIGN COST BREAKDOWN

City of Celina
Downtown Street and Drainage Improvements
Halff Associates - AVO 53215.006

	Sheets/Qty	Director	Team Leader	QA/QC Manager	Civil PE	Civil EIT	Clerical	Total Hours	Total Labor Cost	Sub-Consultant Cost	Fees, Materials & Supplies	Subtotal	Rounded Total
BASIC FEE SERVICES													
Construction Plans - Ohio/Louisianna													
Coversheet	1		0.5	0.5	0.5	3.0		4.5	$872.50		$7.00	$879.50	$900
Sheet Index	1		0.5	0.5	0.5	3.0		4.5	$872.50		$7.00	$879.50	$900
General Notes	1	1.0	0.5	0.5	0.5	3.0		5.5	$1,272.50		$7.00	$1,279.50	$1,300
Typical Paving Sections	1	0.5	1.0	0.5	8.0	12.0		22.0	$4,112.50		$7.00	$4,119.50	$4,100
Project Layout Sheet	1		1.0	0.5	4.0	16.0		21.5	$3,772.50		$7.00	$3,779.50	$3,800
Removal Plans	3		2.0	2.0	20.0	40.0		64.0	$11,480.00		$21.00	$11,501.00	$11,500
Tree Removal/Protection Plan	2		1.0	0.5	6.0	15.0		22.5	$4,002.50		$14.00	$4,016.50	$4,000
Paving Plan and Profile Sheets	3	2.0	4.0	4.0	35.0	53.0		98.0	$18,465.00		$21.00	$18,486.00	$18,500
Driveway Profiles	3		1.0	2.0	12.0	16.0		31.0	$5,805.00		$21.00	$5,826.00	$5,800
Grading Plan	2	0.5	1.0	2.0	20.0	40.0		63.5	$11,405.00		$14.00	$11,419.00	$11,400
Roadway Cross Sections	4	1.0	1.0	2.0	12.0	32.0		48.0	$8,765.00		$28.00	$8,793.00	$8,800
On-Site Drainage Area Map	2	1.0	4.0	1.0	12.0	20.0		38.0	$7,355.00		$14.00	$7,369.00	$7,400
Hydraulic Grade Line and Inlet Calculations	2	1.0	2.0	2.0	8.0	16.0		29.0	$5,700.00		$14.00	$5,714.00	$5,700
Drainage Plan and Profile Sheets	5	4.0	16.0	8.0	40.0	75.0		143.0	$28,320.00		$35.00	$28,355.00	$28,400
Drainage Lateral Profile Sheets	2	1.0	1.0	2.0	8.0	20.0		32.0	$6,065.00		$14.00	$6,079.00	$6,100
Water Line Plan Sheet	1		1.0	0.5	4.0	16.0		21.5	$3,772.50		$7.00	$3,779.50	$3,800
Water Line Plan & Profile Sheets	2	0.5	2.0	1.0	20.0	40.0		63.5	$11,365.00		$14.00	$11,379.00	$11,400
Sanitary Sewer Plan and Profile Sheets	4	1.0	4.0	2.0	40.0	80.0		127.0	$22,730.00		$28.00	$22,758.00	$22,800
Erosion Control Plans	3		0.5	0.5	6.0	30.0		37.0	$6,265.00		$21.00	$6,286.00	$6,300
Traffic Control and Sequencing Plans	2	0.5	1.0	0.5	12.0	24.0		38.0	$6,812.50		$14.00	$6,826.50	$6,800
Pavement Markings and Signage Plans	2		1.0	0.5	4.0	16.0		21.5	$3,772.50		$14.00	$3,786.50	$3,800
Miscellaneous Pavement/Grading Details	1	0.5	2.0	0.5	12.0	24.0		39.0	$7,087.50		$7.00	$7,094.50	$7,100
City of Celina Pavement Standard Details	6			0.5	0.5	2.0		3.0	$575.00		$42.00	$617.00	$600
TXDOT Traffic Control Standard Details	3			0.5	0.5	2.0		3.0	$575.00		$21.00	$596.00	$600
City of Celina Storm Drain Standard Details	4			0.5	0.5	2.0		3.0	$575.00		$28.00	$603.00	$600
TXDOT Storm Drain Standard Details	5			0.5	0.5	2.0		3.0	$575.00		$35.00	$610.00	$600
City of Celina Water Standard Details	7			0.5	0.5	2.0		3.0	$575.00		$49.00	$624.00	$600
City of Celina Wastewater Standard Details	4			0.5	0.5	2.0		3.0	$575.00		$28.00	$603.00	$600
City of Celina Erosion Control Details	3			0.5	0.5	2.0		3.0	$575.00		$21.00	$596.00	$600
Channel/Culvert													
Removal Plan	1		0.5	0.5	4.0	10.0		15.0	$2,675.00		$7.00	$2,682.00	$2,700
Grading Plan	1		1.0	1.0	12.0	16.0		30.0	$5,490.00		$7.00	$5,497.00	$5,500
Hydraulic Grade Line and Inlet Calculations	1	1.0	2.0	1.0	8.0	16.0		28.0	$5,385.00		$7.00	$5,392.00	$5,400
Drainage Plan and Profile Sheets	2	2.0	8.0	2.0	20.0	20.0		52.0	$10,730.00		$14.00	$10,744.00	$10,700
Sanitary Sewer Plan and Profile Sheets	2	0.5	3.0	1.5	15.0	30.0		50.0	$9,222.50		$14.00	$9,236.50	$9,200
Erosion Control Plans	1		0.5	0.5	4.0	10.0		15.0	$2,675.00		$7.00	$2,682.00	$2,700
Detention Pond													
Feasibility/Option Exhibits	3	4.5	4.5		20.0	12.0		41.0	$8,857.50		$21.00	$8,878.50	$8,900
Removal Plan	1		0.5	0.5	7.0	7.0		15.0	$2,780.00		$7.00	$2,787.00	$2,800
Off-Site Drainage Area Map	1	1.0	4.0	1.0	8.0	16.0		30.0	$5,935.00		$7.00	$5,942.00	$5,900
Detention Pond Calculations	1	1.0	4.0	2.0	15.0	10.0		32.0	$6,655.00		$7.00	$6,662.00	$6,700
Detention Pond / Grading Plan	1	1.0	2.0	2.0	20.0	20.0		45.0	$8,680.00		$7.00	$8,687.00	$8,700
Erosion Control Plans	1		0.5	0.5	7.0	7.0		15.0	$2,780.00		$7.00	$2,787.00	$2,800
Total # Sheets:	96												
Other Services													
Quantities and Opinion of Construction Cost		2.0	3.0	2.0	25.0	18.0		50.0	$10,010.00			$10,010.00	$10,000
Specifications / Project Manual		2.0	3.0	2.0	20.0	18.0		45.0	$9,035.00		$50.00	$9,085.00	$9,100
Plan Review Meetings	3		6.0		12.0	9.0		30.0	$5,430.00		$150.00	$5,580.00	$5,600
Site Visits	3		6.0		6.0	6.0		21.0	$3,780.00		$150.00	$3,930.00	$3,900
SUBTOTAL - BASIC FEE SERVICES		29.5	96.5	53.5	491.0	833.0	0.0	1509.5	$284,215.00	$0.00	$872.00	$285,237.00	$285,400
SPECIAL SERVICES													
Design Surveys			4.0		12.0	12.0		28.0	$5,360.00	$33,350.00		$38,710.00	$38,700
Parcel Doucment Preparation	10				10.0	10.0		30.0	$3,550.00	$20,000.00		$23,550.00	$23,600
SUE & Franchise Utility Coordination		1.0	4.0		8.0	24.0		37.0	$6,900.00	$19,400.00		$26,300.00	$26,300
Geotechnical Investigaton			2.0		3.0	2.0		7.0	$1,455.00	$8,823.75		$10,278.75	$10,300
Public Involvment / Meetings	2	2.0	8.0		16.0	16.0		44.0	$8,680.00		$500.00	$9,180.00	$9,200
TDLR Review and Inspection Fees			0.5		4.0			4.5	$917.50		$2,000.00	$2,917.50	$2,900
Construction Administration		8.0	12.0		60.0	120.0		200.0	$37,400.00		$500.00	$37,900.00	$37,900
SUBTOTAL - SPECIAL SERVICES	12.0	11.0	30.5	0.0	113.0	184.0	0.0	350.5	$64,262.50	$81,573.75	$3,000.00	$148,836.25	$148,900
TOTAL PROJECT	12.0	40.5	127.0	53.5	604.0	1017.0	0.0	1860.0	$348,478	$81,574	$3,872	$434,073	**$434,300**

COST SUMMARY		
BASIC SERVICES		
Preliminary Engineering Design	$185,510	30% Pond Exhibits, 60% Construction Plans & Other Services
Final Engineering Design	$99,890	90% and 100% Construction Plans & Other Services
SUBTOTAL	**$285,400**	**LUMP SUM**
SPECIAL SERVICES		
Design Survey	$38,700	Topographic Survey performed by Yellow Rose
Parcel Document Preparation	$23,600	Survey/Documents for up to (10) ROW/Easement Parcels performed by YR
SUE	$26,300	Level B Utility Survey and up to (2) test holes performed by Yellow Rose
Geotechnical Investigation	$10,300	Performed by CMJ
Public Meetings	$9,200	Resident coordination, Including (2) public meetings
TDLR Review	$2,900	TDLR review fees and associated revisions
Construction Administration	$37,900	Precon, Bidding, RFI/Submittal/Payap Review
SUBTOTAL	**$148,900**	**HOURLY (NOT-TO-EXCEED)**
TOTAL	**$434,300**	

EXHIBIT "C"
SCHEDULE OF WORK

Task Name	Duration *Calendar Days*	Start Date	Finish Date
CITY OF CELINA | AVO 53215.006 DOWNTOWN STREET AND DRAINAGE IMPROVEMENTS	**808**	**1/14/2025**	**4/2/2027**
City Council Award	0	1/14/2025	1/14/2025
Design Notice to Proceed	30	1/14/2025	2/13/2025
Survey, SUE, & Geotechnical Investigation	**90**	**2/13/2025**	**5/14/2025**
Research, Data Collection and Field Work	90	2/13/2025	5/14/2025
Preliminary Design Phase (60%)	**148**	**5/14/2025**	**10/9/2025**
Prepare 30% Schematic Pond Alternatives	30	5/14/2025	6/13/2025
City Review	14	6/13/2025	6/27/2025
30% Review Meeting	0	6/27/2025	6/27/2025
Prepare 60% Plans, Specifications, and OPCC	90	6/27/2025	9/25/2025
City Review	14	9/25/2025	10/9/2025
60% Review Meeting	0	10/9/2025	10/9/2025
Pre-Final Design Phase (90%)	**74**	**10/9/2025**	**12/22/2025**
Prepare 90% Plans, Specifications and OPCC	60	10/9/2025	12/8/2025
City Review	14	12/8/2025	12/22/2025
90% Review Meeting	0	12/22/2025	12/22/2025
Final Design Phase (100%)	**44**	**12/22/2025**	**2/4/2026**
Prepare 100% Plans, Specifications and OPCC	30	12/22/2025	1/21/2026
City Review	14	1/21/2026	2/4/2026
100% Review Meeting	0	2/4/2026	2/4/2026
Bid Phase Services	**62**	**2/4/2026**	**4/7/2026**
Submit Final Bid Documents	15	2/4/2026	2/19/2026
Advertise for Bid, Answer Questions, and Prepare Addenda	40	2/19/2026	3/31/2026
Receive Bids	0	3/31/2026	3/31/2026
Tabulate Bids, Research Bidders, and Provide Recommendation Letter	7	3/31/2026	4/7/2026
Construction Administration	**360**	**4/7/2026**	**4/2/2027**
City Bid Selection	30	4/7/2026	5/7/2026
Substantial Completion	270	5/7/2026	2/1/2027
Final Completion	30	2/1/2027	3/3/2027
Construction Walk Through	0	3/3/2027	3/3/2027
Prepare Record Drawings	30	3/3/2027	4/2/2027

EXHIBIT "B" - DESIGN COST BREAKDOWN

City of Celina
Downtown Street and Drainage Improvements
Halff Associates - AVO 53215.006

	Sheets/Qty	Director	Team Leader	QA/QC Manager	Civil PE	Civil EIT	Clerical	Total Hours	Total Labor Cost	Sub-Consultant Cost	Fees, Materials & Supplies	Subtotal	Rounded Total
BASIC FEE SERVICES													
Construction Plans - Ohio/Louisianna													
Coversheet	1		0.5	0.5	0.5	3.0		4.5	$872.50		$7.00	$879.50	$900
Sheet Index	1		0.5	0.5	0.5	3.0		4.5	$872.50		$7.00	$879.50	$900
General Notes	1	1.0	0.5	0.5	0.5	3.0		5.5	$1,272.50		$7.00	$1,279.50	$1,300
Typical Paving Sections	1	0.5	1.0	0.5	8.0	12.0		22.0	$4,112.50		$7.00	$4,119.50	$4,100
Project Layout Sheet	1		1.0	0.5	4.0	16.0		21.5	$3,772.50		$7.00	$3,779.50	$3,800
Removal Plans	3		2.0	2.0	20.0	40.0		64.0	$11,480.00		$21.00	$11,501.00	$11,500
Tree Removal/Protection Plan	2		1.0	0.5	6.0	15.0		22.5	$4,002.50		$14.00	$4,016.50	$4,000
Paving Plan and Profile Sheets	3	2.0	4.0	4.0	35.0	53.0		98.0	$18,465.00		$21.00	$18,486.00	$18,500
Driveway Profiles	3		1.0	2.0	12.0	16.0		31.0	$5,805.00		$21.00	$5,826.00	$5,800
Grading Plan	2	0.5	1.0	2.0	20.0	40.0		63.5	$11,405.00		$14.00	$11,419.00	$11,400
Roadway Cross Sections	4	1.0	1.0	2.0	12.0	32.0		48.0	$8,765.00		$28.00	$8,793.00	$8,800
On-Site Drainage Area Map	2	1.0	4.0	1.0	12.0	20.0		38.0	$7,355.00		$14.00	$7,369.00	$7,400
Hydraulic Grade Line and Inlet Calculations	2	1.0	2.0	2.0	8.0	16.0		29.0	$5,700.00		$14.00	$5,714.00	$5,700
Drainage Plan and Profile Sheets	5	4.0	16.0	8.0	40.0	75.0		143.0	$28,320.00		$35.00	$28,355.00	$28,400
Drainage Lateral Profile Sheets	2	1.0	1.0	2.0	8.0	20.0		32.0	$6,065.00		$14.00	$6,079.00	$6,100
Water Line Plan Sheet	1		1.0	0.5	4.0	16.0		21.5	$3,772.50		$7.00	$3,779.50	$3,800
Water Line Plan & Profile Sheets	2	0.5	2.0	1.0	20.0	40.0		63.5	$11,365.00		$14.00	$11,379.00	$11,400
Sanitary Sewer Plan and Profile Sheets	4	1.0	4.0	2.0	40.0	80.0		127.0	$22,730.00		$28.00	$22,758.00	$22,800
Erosion Control Plans	3		0.5	0.5	6.0	30.0		37.0	$6,265.00		$21.00	$6,286.00	$6,300
Traffic Control and Sequencing Plans	2	0.5	1.0	0.5	12.0	24.0		38.0	$6,812.50		$14.00	$6,826.50	$6,800
Pavement Markings and Signage Plans	2		1.0	0.5	4.0	16.0		21.5	$3,772.50		$14.00	$3,786.50	$3,800
Miscellaneous Pavement/Grading Details	1	0.5	2.0	0.5	12.0	24.0		39.0	$7,087.50		$7.00	$7,094.50	$7,100
City of Celina Pavement Standard Details	6			0.5	0.5	2.0		3.0	$575.00		$42.00	$617.00	$600
TXDOT Traffic Control Standard Details	3			0.5	0.5	2.0		3.0	$575.00		$21.00	$596.00	$600
City of Celina Storm Drain Standard Details	4			0.5	0.5	2.0		3.0	$575.00		$28.00	$603.00	$600
TXDOT Storm Drain Standard Details	5			0.5	0.5	2.0		3.0	$575.00		$35.00	$610.00	$600
City of Celina Water Standard Details	7			0.5	0.5	2.0		3.0	$575.00		$49.00	$624.00	$600
City of Celina Wastewater Standard Details	4			0.5	0.5	2.0		3.0	$575.00		$28.00	$603.00	$600
City of Celina Erosion Control Details	3			0.5	0.5	2.0		3.0	$575.00		$21.00	$596.00	$600
Channel/Culvert													
Removal Plan	1		0.5	0.5	4.0	10.0		15.0	$2,675.00		$7.00	$2,682.00	$2,700
Grading Plan	1		1.0	1.0	12.0	16.0		30.0	$5,490.00		$7.00	$5,497.00	$5,500
Hydraulic Grade Line and Inlet Calculations	1	1.0	2.0	1.0	8.0	16.0		28.0	$5,385.00		$7.00	$5,392.00	$5,400
Drainage Plan and Profile Sheets	2	2.0	8.0	2.0	20.0	20.0		52.0	$10,730.00		$14.00	$10,744.00	$10,700
Sanitary Sewer Plan and Profile Sheets	2	0.5	3.0	1.5	15.0	30.0		50.0	$9,222.50		$14.00	$9,236.50	$9,200
Erosion Control Plans	1		0.5	0.5	4.0	10.0		15.0	$2,675.00		$7.00	$2,682.00	$2,700
Detention Pond													
Feasibility/Option Exhibits	3	4.5	4.5		20.0	12.0		41.0	$8,857.50		$21.00	$8,878.50	$8,900
Removal Plan	1		0.5	0.5	7.0	7.0		15.0	$2,780.00		$7.00	$2,787.00	$2,800
Off-Site Drainage Area Map	1	1.0	4.0	1.0	8.0	16.0		30.0	$5,935.00		$7.00	$5,942.00	$5,900
Detention Pond Calculations	1	1.0	4.0	2.0	15.0	10.0		32.0	$6,655.00		$7.00	$6,662.00	$6,700
Detention Pond / Grading Plan	1	1.0	2.0	2.0	20.0	20.0		45.0	$8,680.00		$7.00	$8,687.00	$8,700
Erosion Control Plans	1		0.5	0.5	7.0	7.0		15.0	$2,780.00		$7.00	$2,787.00	$2,800
Total # Sheets:	96												
Other Services													
Quantities and Opinion of Construction Cost		2.0	3.0	2.0	25.0	18.0		50.0	$10,010.00			$10,010.00	$10,000
Specifications / Project Manual		2.0	3.0	2.0	20.0	18.0		45.0	$9,035.00		$50.00	$9,085.00	$9,100
Plan Review Meetings	3		6.0		12.0	9.0		30.0	$5,430.00		$150.00	$5,580.00	$5,600
Site Visits	3		6.0		6.0	6.0		21.0	$3,780.00		$150.00	$3,930.00	$3,900
SUBTOTAL - BASIC FEE SERVICES		29.5	96.5	53.5	491.0	833.0	0.0	1509.5	$284,215.00	$0.00	$872.00	$285,237.00	$285,400
SPECIAL SERVICES													
Design Surveys			4.0		12.0	12.0		28.0	$5,360.00	$33,350.00		$38,710.00	$38,700
Parcel Doucment Preparation	10				10.0	10.0		30.0	$3,550.00	$20,000.00		$23,550.00	$23,600
SUE & Franchise Utility Coordination		1.0	4.0		8.0	24.0		37.0	$6,900.00	$19,400.00		$26,300.00	$26,300
Geotechnical Investigaton			2.0		3.0	2.0		7.0	$1,455.00	$8,823.75		$10,278.75	$10,300
Public Involvment / Meetings	2	2.0	8.0		16.0	16.0		44.0	$8,680.00		$500.00	$9,180.00	$9,200
TDLR Review and Inspection Fees			0.5		4.0			4.5	$917.50		$2,000.00	$2,917.50	$2,900
Construction Administration		8.0	12.0		60.0	120.0		200.0	$37,400.00		$500.00	$37,900.00	$37,900
SUBTOTAL - SPECIAL SERVICES	12.0	11.0	30.5	0.0	113.0	184.0	0.0	350.5	$64,262.50	$81,573.75	$3,000.00	$148,836.25	$148,900
TOTAL PROJECT	12.0	40.5	127.0	53.5	604.0	1017.0	0.0	1860.0	$348,478	$81,574	$3,872	$434,073	**$434,300**

COST SUMMARY		
BASIC SERVICES		
Preliminary Engineering Design	$185,510	30% Pond Exhibits, 60% Construction Plans & Other Services
Final Engineering Design	$99,890	90% and 100% Construction Plans & Other Services
SUBTOTAL	**$285,400**	**LUMP SUM**
SPECIAL SERVICES		
Design Survey	$38,700	Topographic Survey performed by Yellow Rose
Parcel Document Preparation	$23,600	Survey/Documents for up to (10) ROW/Easement Parcels performed by YR
SUE	$26,300	Level B Utility Survey and up to (2) test holes performed by Yellow Rose
Geotechnical Investigation	$10,300	Performed by CMJ
Public Meetings	$9,200	Resident coordination, Including (2) public meetings
TDLR Review	$2,900	TDLR review fees and associated revisions
Construction Administration	$37,900	Precon, Bidding, RFI/Submittal/Payap Review
SUBTOTAL	**$148,900**	**HOURLY (NOT-TO-EXCEED)**
TOTAL	**$434,300**	

EXHIBIT "B" - DESIGN COST BREAKDOWN

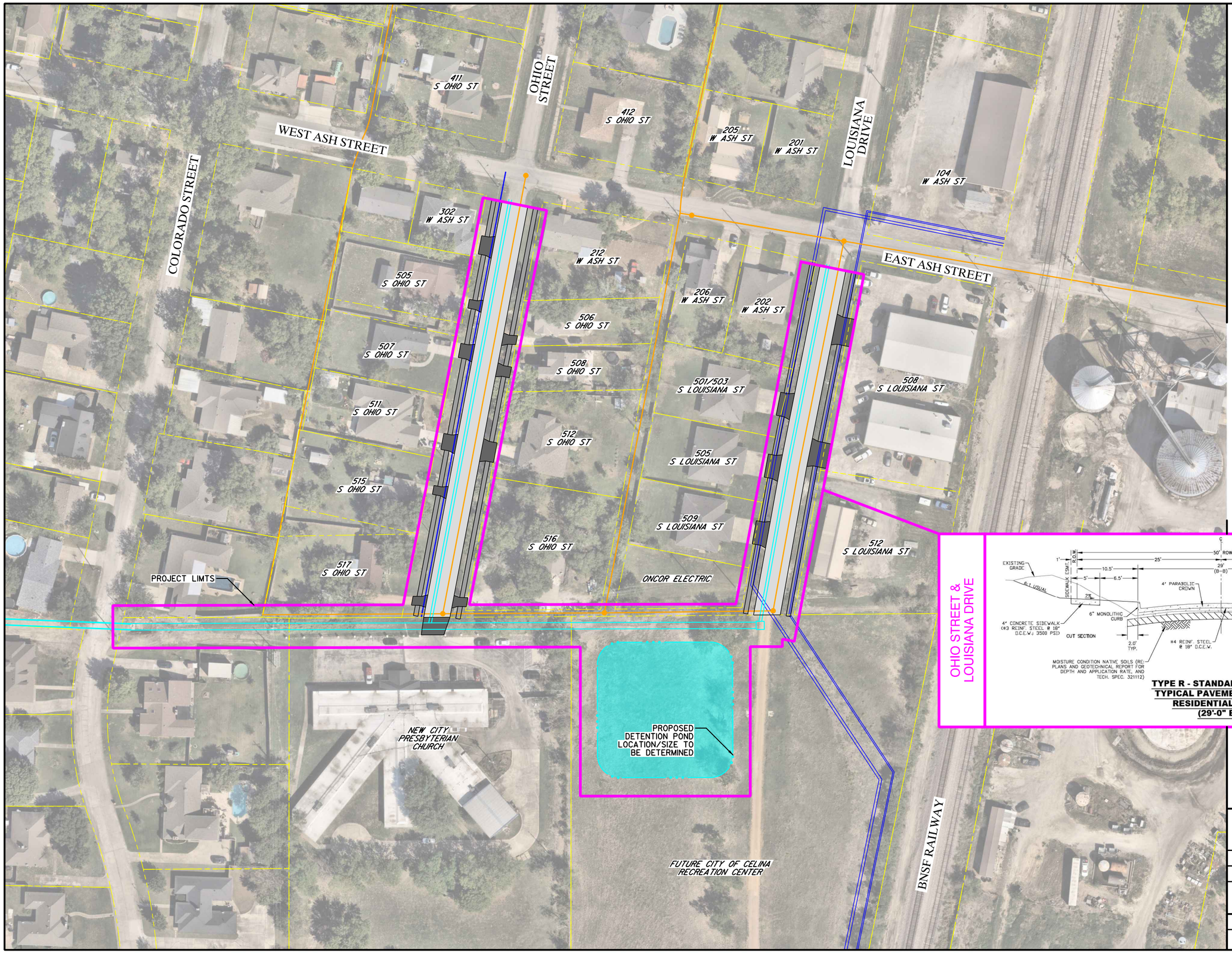
City of Celina
Downtown Street and Drainage Improvements
Halff Associates - AVO 53215.006

ALTERNATE #1 - PRIVATE SEWER SERVICE DESIGN

	Sheets/Qty	Director	Team Leader	QA/QC Manager	Civil PE	Civil EIT	Clerical	Total Hours	Total Labor Cost	Sub-Consultant Cost	Fees, Materials & Supplies	Subtotal	Rounded Total
BASIC FEE SERVICES													
Construction Plans - Ohio/Louisianna													
Private Sewer Service Plan Sheets	12	6.0	24.0	6.0	80.0	120.0		236.0	$45,690.00		$84.00	$45,774.00	$45,800
Plumbing Detail Sheets	2	0.5	1.0	1.0	2.0	8.0		12.5	$2,460.00		$14.00	$2,474.00	$2,500
Plumbing General Notes Sheet	1	0.5	0.5	2.0	4.0	2.0		9.0	$2,067.50		$7.00	$2,074.50	$2,100
ALTERNATE #1 - SUBTOTAL - BASIC FEE SERVICES	15.0	7.0	25.5	9.0	86.0	130.0	0.0	257.5	$50,217.50	$0.00	$105.00	$50,322.50	$50,400
SPECIAL SERVICES													
Private Sewer Service Coordination													
Resident Meetings & Coordination	20	4.0	20.0		60.0	60.0		144.0	$28,400.00		$500.00	$28,900.00	$28,900
Private Franchise Utility Meetings & Coordination			4.0		10.0	20.0		34.0	$6,250.00		$500.00	$6,750.00	$6,800
Miscellaneous Tasks, Data Collection, & Exhibits		5.0	10.0		20.0	40.0		75.0	$15,050.00		$500.00	$15,550.00	$15,600
ALTERNATE #1 - SUBTOTAL - SPECIAL SERVICES	20.0	9.0	34.0	0.0	90.0	120.0	0.0	253.0	$49,700.00	$0.00	$1,500.00	$51,200.00	$51,300
TOTAL ALTERNATE #1	35.0	16.0	59.5	9.0	176.0	250.0	0.0	510.5	$99,918	$0	$1,605	$101,523	**$101,700**

ALTERNATE #1 COST SUMMARY

BASIC SERVICES		
Private Sewer Service Design	$50,400	Private service plumbing plan sheets, detail sheets, general notes.
SUBTOTAL	**$50,400**	**LUMP SUM**
SPECIAL SERVICES		
Private Sewer Service Management & Coordination	$51,300	Resident meetings, private franchise utility coordination, exhibits, misc.
SUBTOTAL	**$51,300**	**HOURLY (NOT-TO-EXCEED)**
TOTAL	**$101,700**	



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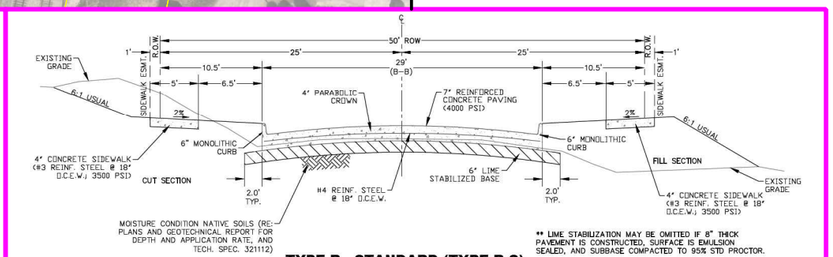
HORIZONTAL SCALE IN FEET

OHIO STREET & LOUISIANA DRIVE



TYPE R - STANDARD (TYPE R-S)
TYPICAL PAVEMENT SECTION
RESIDENTIAL STREET
(29'-0" B-B)

PRELIMINARY

Preliminary, Subject to Change

DOWNTOWN STREET AND DRAINAGE IMPROVEMENTS

OHIO STREET & LOUISIANA DRIVE

CITY OF CELINA, TEXAS

halff
3803 PARKWOOD BLVD, SUITE 800
FRISCO, TX 75034-8641
(214) 618-4570

DESIGN	DRAWN	DATE	SCALE	A.V.O.	FILENAME	SHEET NO.
PTS	PTS	12/20/2024	1"=100'	53215		1

OHIO DR & LOUISIANA DR DESIGN IMPROVEMENTS

WORK AUTHORIZATION

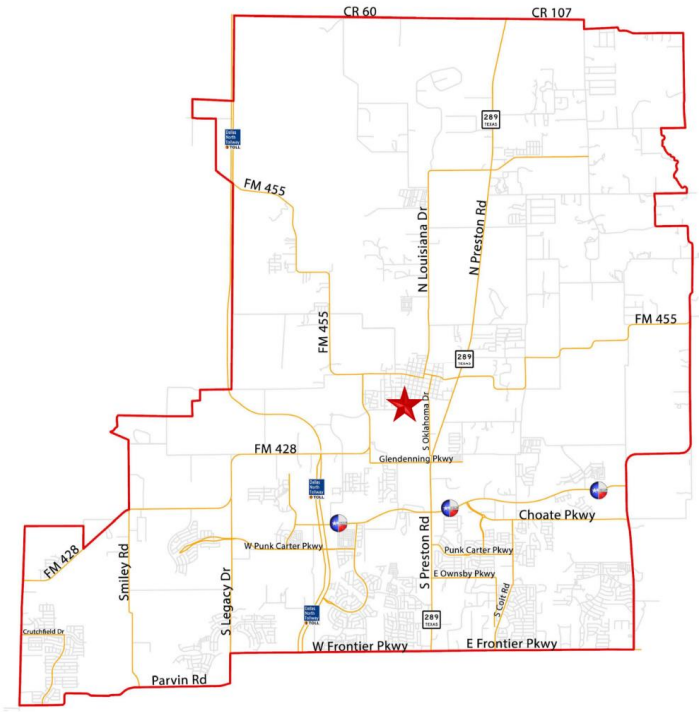
January 14th, 2025

Andy Glasgow, P.E., PMP, CFM
Director of Engineering

INTRODUCTION

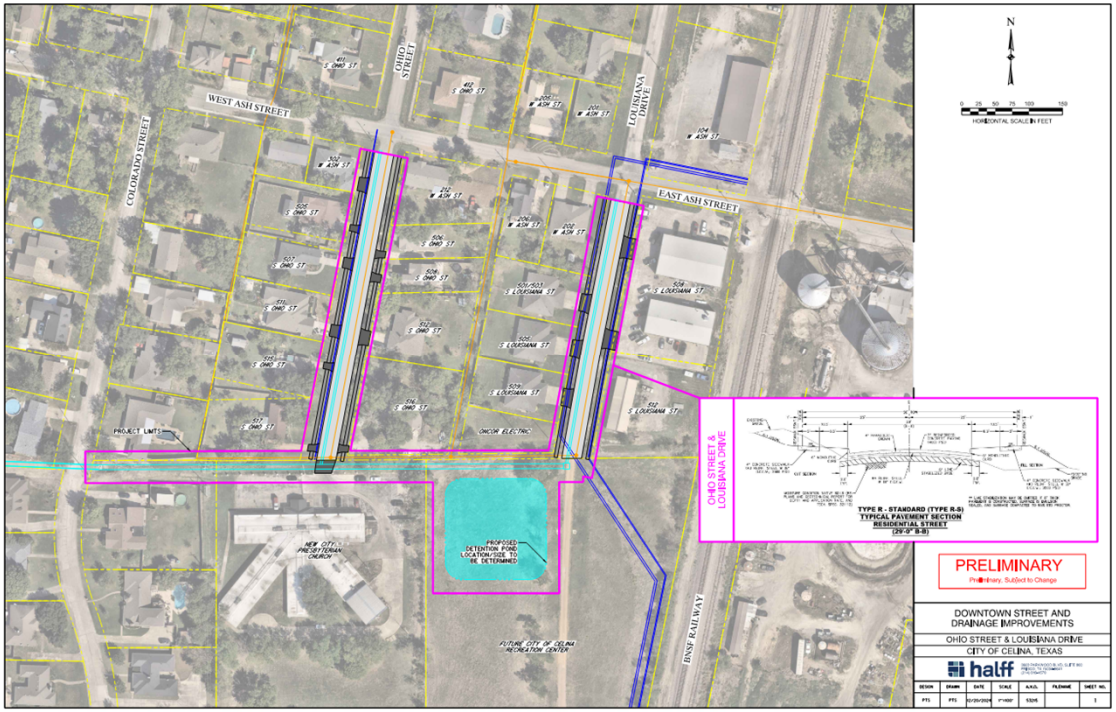
- This item is to Consider and act to approve a work authorization for design services from Halff Associates, Inc. (Halff) for the design of Ohio and Louisiana Road Improvements in an amount not to exceed $434,300.
- The City maintains an executed Master Agreement for Professional Services with Halff for on-call services. Council authorized the agreement in 2022 for a period of five years.
- Halff's design scope includes:
  - Survey, Parcel Document Preparation, SUE, Geotechnical Investigation
  - 29' B-B Concrete curb and gutter streets with underground storm drainage
  - New sanitary sewer along Ohio and Louisiana
  - Water Line adjustments
  - Detention Pond

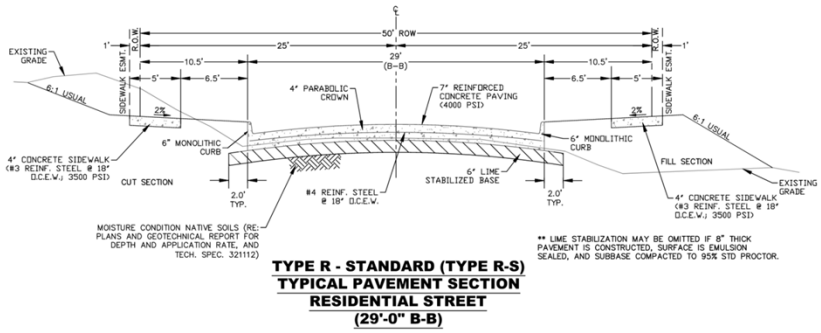
PROJECT LOCATION



- Ohio Dr & Louisiana Dr from Ash St to their respective South Ends

PROPOSED DESIGN





WORK SCOPE

A. Basic Fee Services – The basic fee for the services as described in Exhibit "A" will be **$285,400** which includes direct costs and charges normally associated with production of these services.

The basis of compensation for Basic Fee services shall be as follows:

BASIC SERVICES		
Phase	**Description**	**Fee**
100	Preliminary Engineering Design	$185,910
200	Final Engineering Design	$99,890
	SUBTOTAL	**$285,400**

B. Special Services – Special Services shall be provided on a Time and Materials basis until the authorized budget for these services is exhausted. A modification and budget increase will be required to continue providing these services once the budget is exhausted.

SPECIAL SERVICES		
Phase	**Description**	**Fee**
300	Design Survey	$38,700
400	Parcel Document Preparation	$23,600
500	SUE	$26,300
600	Geotechnical Investigation	$10,300
700	Public Meetings	$9,200
800	TDLR Review	$2,900
900	Construction Administration	$37,900
	SUBTOTAL	**$148,900**

The total maximum fee for all services is **$434,300** (four hundred six thousand nine hundred dollars). All fees and invoices shall be billed as lump sum.

QUESTIONS?

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Linda Majeed
Date:	January 14, 2025
Re:	Sunset Blvd Asphalt Improvements Material Testing

Action Requested:
Consider and act to approve a work authorization for testing services for the construction of Sunset Blvd Asphalt Improvements between Preston Road and Coit Road with WSB, LLC, in an amount not to exceed $67,204.00. (Glasgow)

Background Information:
On December 10, 2024, the City Council approved the contract with ANA Site Construction to construct the Sunset Blvd Asphalt Improvements between Preston Road and Coit Road. The construction includes earthwork preparation, asphalt paving, hydraulic cement concrete storm, and subgrade density embankment testing. To ensure the work is completed to design requirements, quality assurance material testing, and inspections, the City will need material testing services.

The proposed work authorization will provide asphalt and concrete testing, utilities, and subgrade testing and inspection.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Sunset Blvd WA Material Testing
2. Sunset Blvd Asphalt Improvements Testing_ January Council Presentation
3. Location Map (P)

Financial Consideration:
Funding is available through bond funds. Expenditure will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the work authorization as presented.

EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 EST	MAPS Date:	10/10/2022

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **EST, Inc.** (Engineer or Consultant); Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Project Name:	Sunset Blvd Street Improvements		
Engineer Project #:		**Work Authorization Date:**	
Engineer:	EST, Inc.		
Purchase Order#:		**Project #:**	
Engineer Representative		**Owner Representative:**	

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10th of each month.
Invoice Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov & **aglasgow@celnia-tx.gov** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans _____are _____ are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.
5. **Other: Design schedule shall be submitted for work orders where the scope of work duration surpasses ninety (90) calendar days.**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**
4. **Deliverables:** **Attach as Exhibit D**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA	**ENGINEER**
	Kelly Selman, P.E.
Signature	Signature
	Kelly Selman, P.E.
Printed Name & Title	Printed Name & Title
	12-2-2024
Date	Date

Exhibit A

Scope of Work

WSB will provide materials testing and inspection services for Sunset Blvd improvements.

Estimate of Material Testing

To: Linda Majeed, P.E., CFM
City of Celina
lmajeed@celina-tx.gov

Project: Sunset Blvd Improvements
Location: Celina, TX
County: Collin

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Embankments, Utilities & Subgrade Testing & Inspection				
195	Moisture/Density Proctor	4	Each	$ 242.00	$ 968.00
114	Flexbase Proctor	1	Each	$ 360.00	$ 360.00
193	Atterberg Limits	5	Each	$ 80.00	$ 400.00
291	Wet Ball Mill	2	Each	$ 225.00	$ 450.00
116	Sieve Analysis	1	Each	$ 121.00	$ 121.00
287	Sampling Fee	4	Hourly	$ 70.00	$ 280.00
187	Densities on Embankments/Utilities - Tech Time	412	Hourly	$ 70.00	$ 28,840.00
187	Densities on Embankments/Utilities - Equipment (Per Shot)	476	Each	$ 15.00	$ 7,140.00
201	Proof Roll Inspection/Observation	16	Hourly	$ 70.00	$ 1,120.00
700	Trip Charges	98	Each	$ 105.00	$ 10,290.00
500	Reporting	98	Each	$ 20.00	$ 1,960.00
	Hydraulic Cement Concrete				
321	Making Cylinders and Testing Concrete (Air, Slump, Temp) (Set of 4)	8	Each	$ 83.00	$ 664.00
301	Compressive Strength Curing and Disposal (EA)	32	Each	$ 28.00	$ 896.00
184	Cylinder Pick Up - Per Set	8	Each	$ 10.00	$ 80.00
306	ACI Certified Technician	16	Hourly	$ 70.00	$ 1,120.00
700	Trip Charges	16	Each	$ 105.00	$ 1,680.00
500	Reporting	48	Each	$ 20.00	$ 960.00
	HMAC				
135	Asphalt Concrete Pavement production testing including	6	Per Sample	$ 420.00	$ 2,520.00
	Specific Gravity, A.C. %, Gradation, & Marshall Stability				
145	Roadway Density, Percent Air Voids	6	Set	$ 60.00	$ 360.00
306	Asphalt Concrete Pavement Core Extraction	12	Hourly	$ 70.00	$ 840.00
132	Cutting Core Sample up to 8" Depth per core (Equipment Only)	12	Each	$ 60.00	$ 720.00
160	Patching	12	Each	$ 30.00	$ 360.00
140	Roadway Compaction Densities	32	Hourly	$ 70.00	$ 2,240.00
306	Estimated Tech Time	12	Hourly	$ 70.00	$ 840.00
700	Trip Charges	8	Each	$ 105.00	$ 840.00
500	Reporting	18	Each	$ 20.00	$ 360.00
	Additional Fees				
246	Project Manager	1	Hourly	$ 175.00	$ 175.00
241	Lab Manager	1	Hourly	$ 140.00	$ 140.00
244	Administration	6	Hourly	$ 80.00	$ 480.00
				TOTAL =	$ 67,204.00

*Density charge rate is $70.00 per hour with a minimum of 2 hour charge, this includes gauge and tech time.

**Trip Charges - There will be a standard rate per trip made to the project location for inspection and testing.

Terms and Conditions:
WSB has a standard standby time charge rate of $70.00 per hour for a technician who is required to be on site while performing on site inspection and or testing.

These rates quoted by the hour do not reflect any off shift hours WSB may be asked to cover. Off shift hours are defined as any work requiring a technician to work outside of M-F 8am-5pm. Any testing or inspection that requires a technician to be on site Saturday or Sunday will be at our standard hourly rate times 1.5.

The quantities and totals above are estimates based on anticipated progression and scope of work.

Reviewed by:

Kelly Selman, P.E.

Kelly Selman, P.E.
Senior Vice President
Kselman@wsbeng.com

12/2/2024
Date

Accepted by:

Signature

Print

Date

3522 Sam Rayburn Hwy | Melissa, TX | 75454 | 469.907.5500 | WSBENG.COM

Exhibit C

Timeline/Schedule

Timeline to follow construction award.

Exhibit D

Deliverables

All reports will be sent in a timely manner as the work progresses.

SUNSET ASPHALT IMPROVEMENTS MATERIAL TESTING

WORK AUTHORIZATION

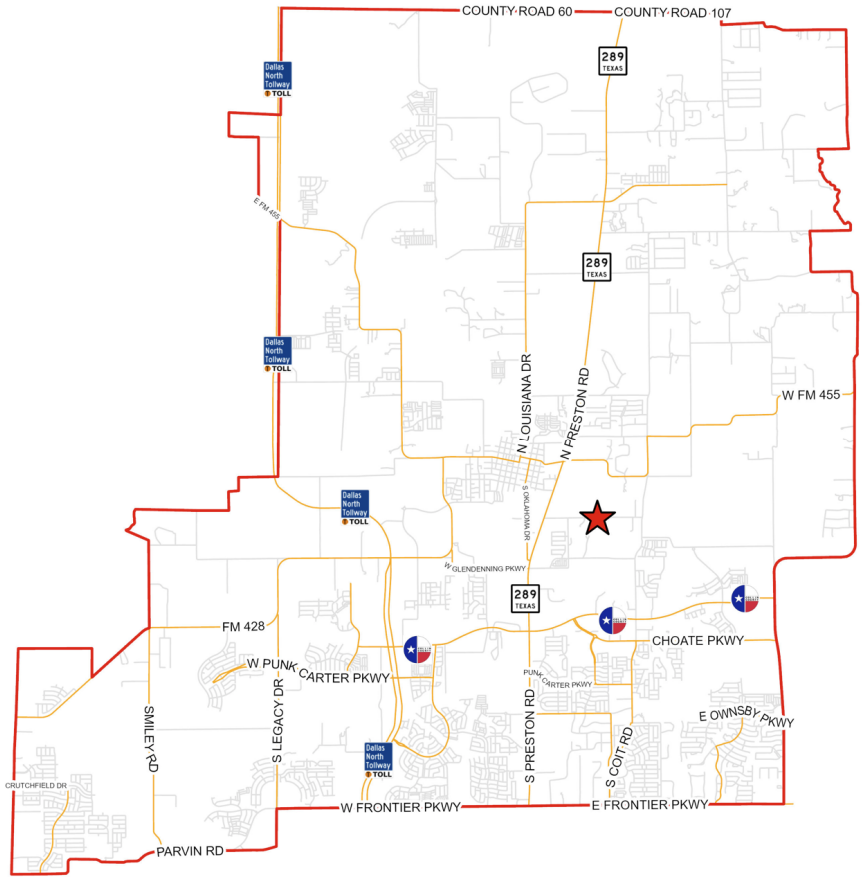
January 14th, 2025

Andy Glasgow, P.E., PMP, CFM
Director of Engineering

INTRODUCTION

- This item is to Consider and act to approve a work authorization for testing services for the construction of Sunset Blvd Asphalt Improvements with WSB, LLC, for an amount not to exceed $67,204.00.
- ANA Site Construction guaranteed maximum price approved by City Council December 10th for construction of Sunset Blvd Asphalt Improvements.
- Construction includes earthwork, utilities and asphalt paving.
- Quality assurance testing needed.

PROJECT LOCATION



- Sunset Blvd between Preston Rd (SH 289) AND Coit Rd.

WORK SCOPE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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500	Reporting	48	Each	$ 20.00	$ 960.00
	HMAC				
135	Asphalt Concrete Pavement production testing including	6	Per Sample	$ 420.00	$ 2,520.00
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700	Trip Charges	8	Each	$ 105.00	$ 840.00
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	Additional Fees				
246	Project Manager	1	Hourly	$ 175.00	$ 175.00
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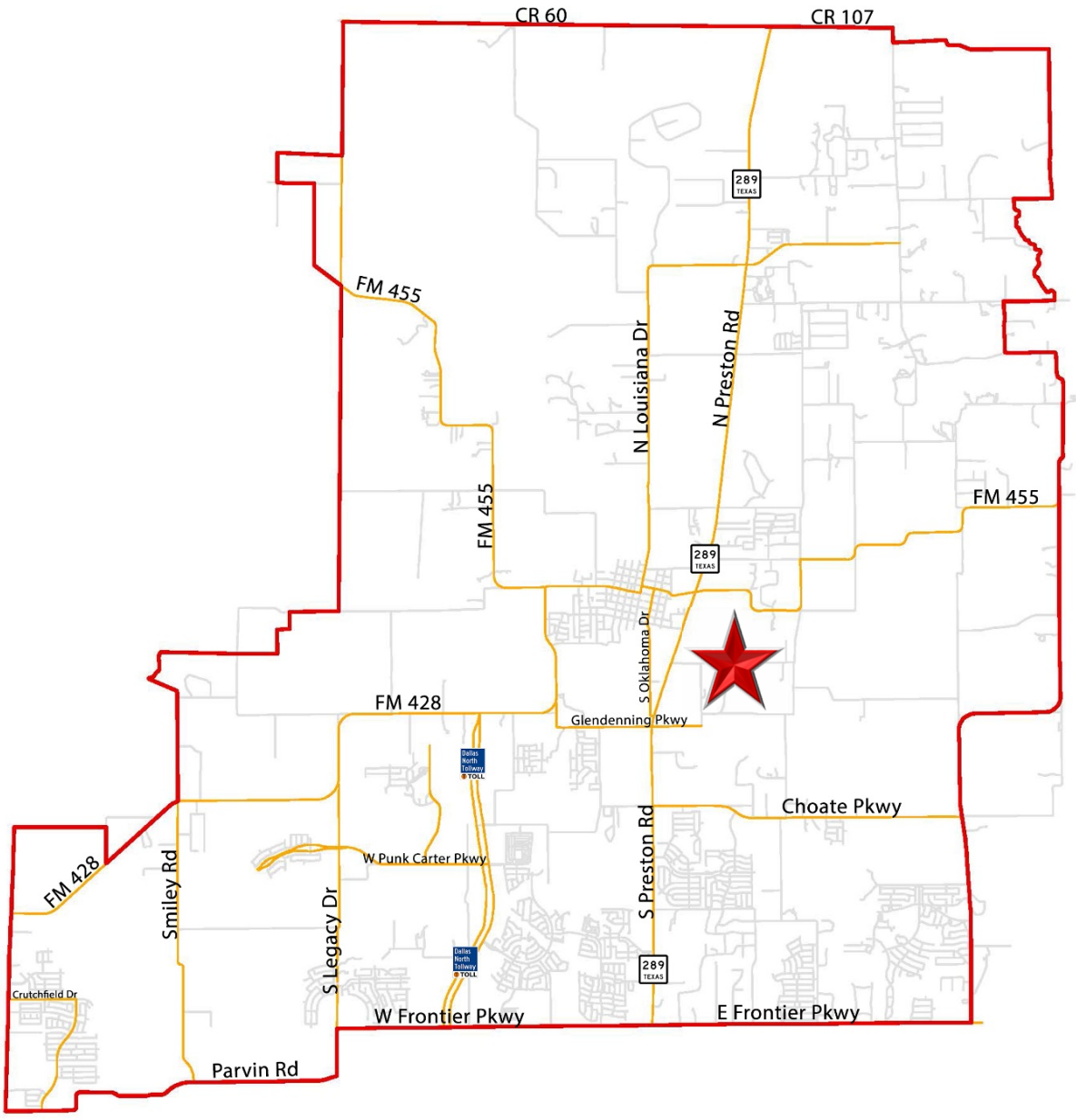
				TOTAL =	$ 67,204.00

QUESTIONS?


CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Catherine Oduro
Date:	January 14, 2025
Re:	Ownsby Parkway Road Construction Change Order

Action Requested:
Consider and act to authorize a change order with RPMx to extend a stormwater line to Quail Hollow and to add the construction of CR 83 and Quail Hollow intersection in an amount not to exceed $190,418.37. (Glasgow)

Background Information:
On August 8, 2023, the Council authorized the award of Bid 2023-053 for the construction of Ownsby Parkway from Preston Road to Coit Road construction to RPMx Construction LLC. This change exceeds $50,000 and by statute requires Council authorization.

The proposed change order (CO) covers the cost of extending the storm line E (SD-E) outfall approximately 152-feet to connect to the culvert under Quail Hollow. This is to eliminate the open channel originally designed. The extension of the storm line will reduce the potential for stormwater erosion between the existing homes. This change order also includes the construction of CR 83 and Quail Hollow intersection with associated enclosed drainage system.

Legal Review:
The change order form has been previously reviewed and approved.

Supporting Documents:
1. R58-Ownsby_Parkway_Improvements_from_Preston_Rd_to_Coit_Rd-005-CE_CO_8-CR_83_and_Qua
2. Ownsby Parkway_CO5_Revised Sheets_11-05-2024
3. Ownsby Pkwy Change Order Presentation.pptx (P)

4. Location Map ownsby change order

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends authorizing the change order as presented.

CCO #005

City of Celina
142 N. Ohio Drive
Celina, Texas 75009
Phone: (972) 382-2682

Project: R58 - Ownsby Parkway Improvements (from Preston Rd to Coit Rd)
317 E OWNSBY PKWY
Celina, Texas 75009

Subcontract Change Order #005: CE #CO #8 - CR 83 and Quail Hollow Improvements

CONTRACT COMPANY:	**RPMx** 6500 Meyer Way Suite 100 Mckinney, Texas 75070	**CONTRACT FOR:**	SC-R58-002:Construction Contractor
DATE CREATED:	12/30/2024	**CREATED BY:**	Catherine Oduro **(City of Celina)**
CONTRACT STATUS:	Approved	**REVISION:**	0
REQUEST RECEIVED FROM:	Jonathan Guzman	**LOCATION:**	
DESIGNATED REVIEWER:	Catherine Oduro **(City of Celina)**	**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	12/30/2024
INVOICED DATE:		**PAID DATE:**	
REFERENCE:		**CHANGE REASON:**	Allowance
PAID IN FULL:	No	**EXECUTED:**	Yes
ACCOUNTING METHOD:	Amount Based	**SCHEDULE IMPACT:**	15 days
FIELD CHANGE:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$190,418.37

DESCRIPTION:
CE #CO #8 - CR 83 and Quail Hollow Improvements

ATTACHMENTS:
Re_ Quote for CR 83 Improvements at Quail Hollow.msg

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	2-41-14-22-01.C REMOVE ASPHALT PAVEMENT	REMOVE ASPHALT PAVEMENT	$3,975.00
2	2-41-14-28-01.CD Remove Concrete Driveway.Construction Drainage	REMOVE CONCRETE DRIVEWAY	$630.00
3	2-41-13-41-02.CD Remove RCP Drain Pipe.Construction Drainage	REMOVE RCP DRAIN PIPE	$6,898.40
4	2-41-13-11-04.CD Remove inlet.Construction Drainage	REMOVE GRATE INLET	$4,826.58
5	2-41-13-11-02.CD Remove Headwall.Construction Drainage	REMOVE HEADWALL	$13,508.40
6	2-41-13-11-01.CD Remove concrete box culvert.Construction Drainage	REMOVE JUNCTION BOX	$2,413.29
7	31-06-10-01.C EMBANKMENT	EMBANKMENT	$4,245.00
8	32-11-13-11-01.C 6" LIME STABILIZED SUBGRADE	6" LIME STABILIZED SUBGRADE	$1,456.38
9	32-11-13-11-03.C HYDRATED LIME (66 LBS/SY)	HYDRATED LIME (66 LBS/SY)	$3,078.00
10	32-13-13-11.C 6" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT W/ CURB	6" REINFORCED CONCRETE PAVEMENT W/ CURB	$22,768.80
11	33-31-11-05-02.C MOISTURE CONDITIONED SUBGRADE (60" DEPTH)	MOISTURE BARRIER (10 MIL POLY)	$172.00

Life Connected.

CCO #005

#	Budget Code	Description	Amount
12	32-11-16-11-02.C 8" FLEXBASE	8" FLEXBASE	$600.00
13	32-11-26-12-01.C 4" ASPHALT (TYPE B)	4" ASPHALT (TY B)	$1,500.00
14	32-11-26-17.C PRIME COAT (0.25 GAL/SY)	PRIME COAT	$60.00
15	32-11-26-14-01.C 2" HMAC (TYPE D)	2" ASPHALT (TY D)	$1,500.00
16	32-16-00-45-01.C DRIVEWAY (CONCRETE) (6" THICK)	DRIVEWAY CONCRETE (6")	$5,351.64
17	33-41-00-13.CD 18" RCP, Class III.Construction Drainage	18" RCP	$5,971.02
18	33-41-00-38.C 21" RCP	21" RCP	$3,584.78
19	33-41-00-17.CD 30" RCP, Class III.Construction Drainage	30" RCP	$16,358.90
20	33-41-00-19.CD 36" RCP, Class III.Construction Drainage	36" RCP	$890.52
21	33-41-00-01-01.CD 18" HDPE riser	HDPE TO RCP CONNECTION (18")	$4,211.46
22	33-41-00-01-01.CD 18" HDPE riser	18" HDPE	$25,825.28
23	33-41-00-01-01.CD 18" HDPE riser	18" HDPE RISER	$9,804.06
24	33-41-01-13.CD 24"X24" Ductile Iron Frame and Grate	24"X24" DUCTILE IRON FRAME & GRATE	$9,676.47
25	33-41-01-15-01.CD Type C Headwall (21" RCP)	TYPE C HEADWALL (21" RCP)	$9,232.38
26	33-41-02-03-07.C STD 4'X4' JUNCTION BOX	STD 4'X4' JUNCTION BOX	$6,468.45
27	33-41-01-11-03.C TYPE G INLET (2 GRATE)	TYPE G INLET (2 GRATE)	$12,276.96
28	33-31-11-18.C TRENCH EXCAVATION PROTECTION (STORM)	TRENCH EXCAVATION PROTECTION (STORM)	$634.60
29	1-71-13-10.C MOBILIZATION (5% MAX)	MOBILIZATION (REMOBILIZATIONS)	$7,500.00
30		BARRICADES SIGNS AND TRAFFIC	$5,000.00
		Grand Total:	**$190,418.37**

The original (Contract Sum)	$ 12,116,344.20
Net change by previously authorized Change Orders	$ 308,785.42
The contract sum prior to this Change Order was	$ 12,425,129.62
The contract sum will be increased by this Change Order in the amount of	$ 190,418.37
The new contract sum including this Change Order will be	$ 12,615,547.99

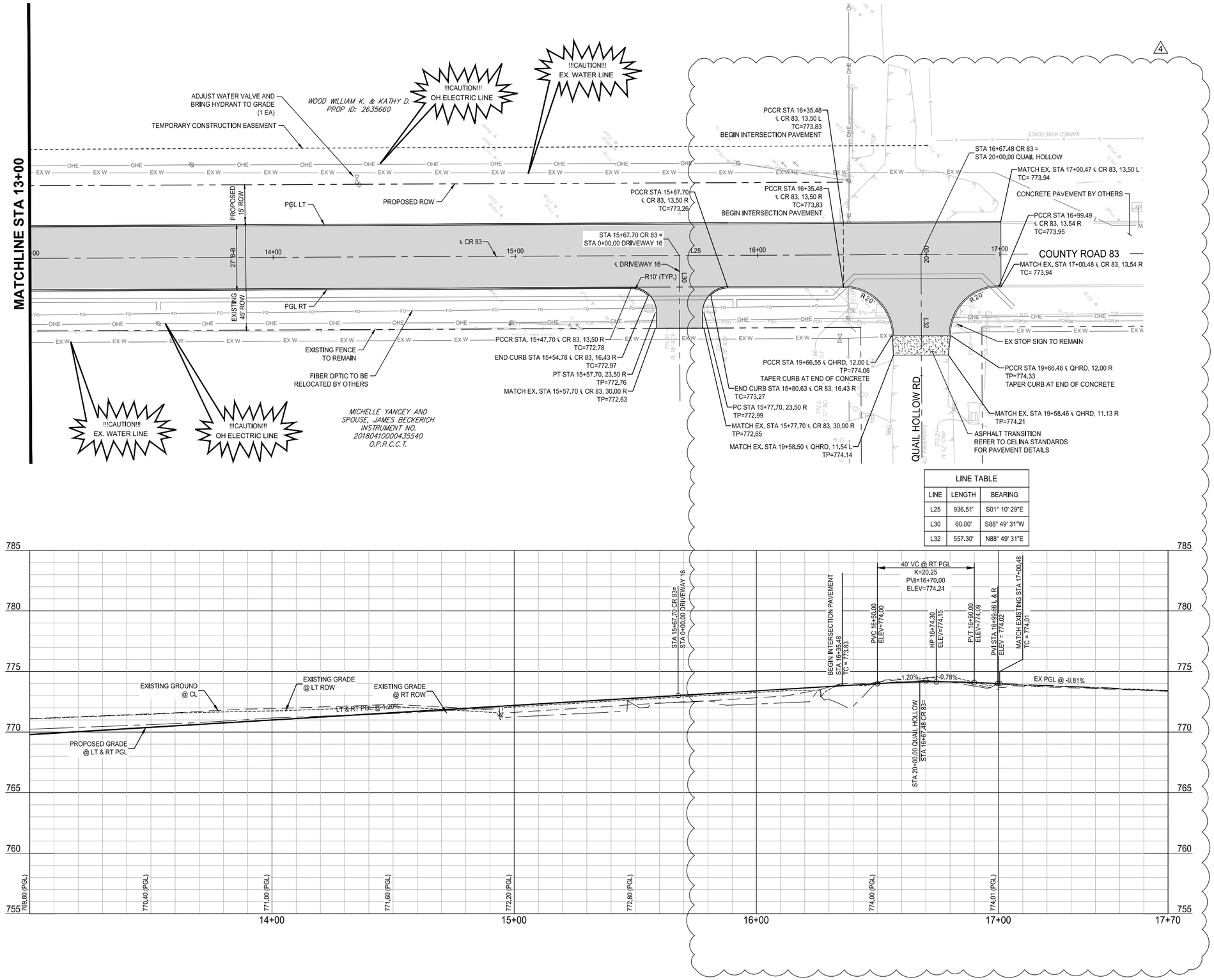
The contract time will be increased by this Change Order by 15 days.

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

RPMx
6500 Meyer Way Suite 100
Mckinney, Texas 75070

SIGNATURE **DATE**

SIGNATURE **DATE**



LINE TABLE		
LINE	LENGTH	BEARING
L25	936.51'	S01° 10' 29"E
L30	60.00'	S88° 49' 31"W
L32	557.30'	N88° 49' 31"E

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF CELINA	972-382-2682
CITY OF CELINA WATER DEPT.	972-382-3345

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

H: 0 20 40 SCALE IN FEET

V: 0 4 8 SCALE IN FEET

LEGEND

- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING FIBER LINE
- EXISTING SCREENING WALL
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED WATER LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED STREET LIGHT

NOTES:

1. FOR TYPICAL PAVEMENT SECTIONS SEE SHEET 38.
2. REFER TO CITY OF CELINA CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
3. THE CITY OF CELINA DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
4. REFER TO LANDSCAPE PLANS FOR MEDIANS.
5. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
6. ALL ELEVATIONS REFER TO TOP OF CURB UNLESS OTHERWISE NOTED ON PLANS.
7. ALL STATION AND OFFSET CALLOUTS BASED ON CENTERLINE OF OWNSBY PARKWAY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UTILITIES TO BE RAISED TO FINAL GRADE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE MAILBOX'S IN KIND. THE COLOR AND MATERIAL OF THE PROPOSED MAILBOX SHOULD BE SIMILAR TO THE EXISTING STRUCTURE. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER PRIOR TO INSTALL.
10. REFER TO ILLUMINATION AND IRRIGATION PLANS FOR CONDUIT RUNS UNDER MEDIAN OPENINGS.

KEY MAP

11/05/2024
PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL A. HODGES, P.E. 139130. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Revised
11/05/2024 4:24:36 PM

NO.	DATE	REVISION
4	11/05/2024	CHANGE ORDER NO. 4
3	06/12/2024	CHANGE ORDER NO. 3
2	11/03/2023	CHANGE ORDER NO. 1
1	7/12/2023	ADDENDUM NO. 1

OWNSBY PARKWAY

PAVING PLAN & PROFILE

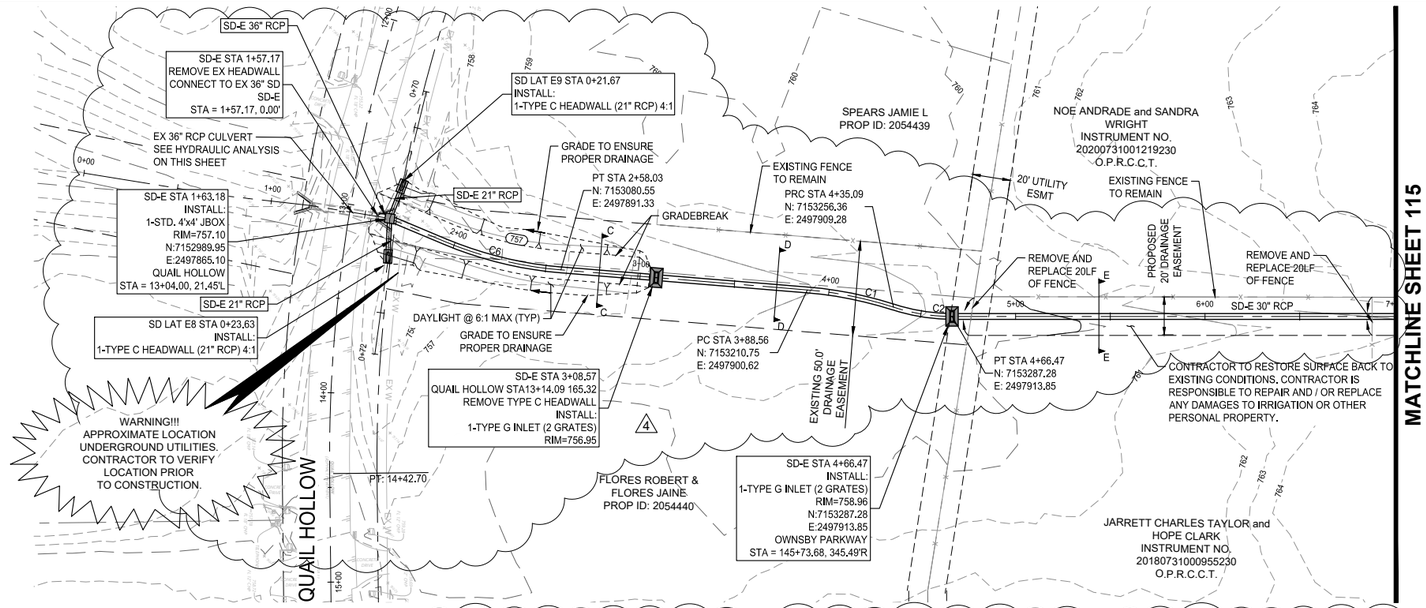
COUNTY ROAD 83 - STA 13+00 TO END
TEMPORARY CONNECTION

CITY OF CELINA, COLLIN COUNTY, TEXAS

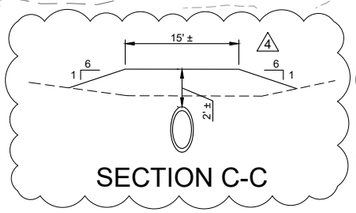
PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-2350

DRAWN: IS	DATE	PROJECT #	SHEET
DESIGNED: ELQ	MAY 2024	CEL22002	67
REVIEWER: PAH			

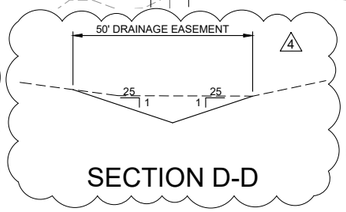
Drawing: G:\JOB\CEL22002_Ownsby\3_Design\05_Civil\01_CAD\SHEETS\CEL22002-CP-PAVING-PP-2
Last Saved By: Tbacon
Last Saved On: 11/5/2024 12:21 PM
Plot Date/Time: 11/5/2024 4:13 PM



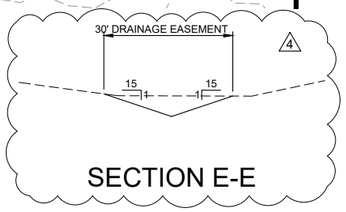
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	013° 19' 44"	200.00'	23.37'	46.53'	46.42'	N10° 44' 42"E
C2	017° 58' 45"	100.00'	15.82'	31.38'	31.25'	N08° 25' 11"E
C6	018° 04' 14"	200.00'	31.80'	63.08'	62.82'	N13° 06' 57"E



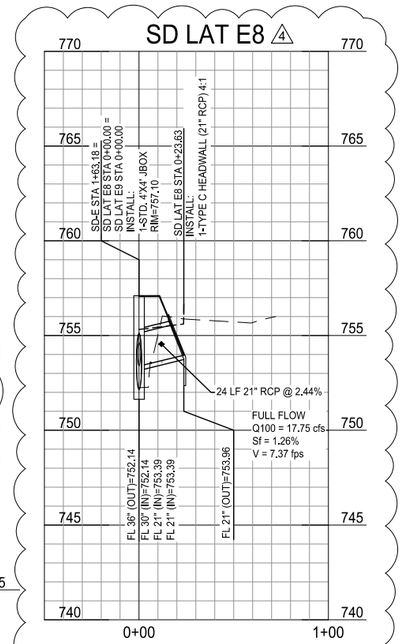
SECTION C-C

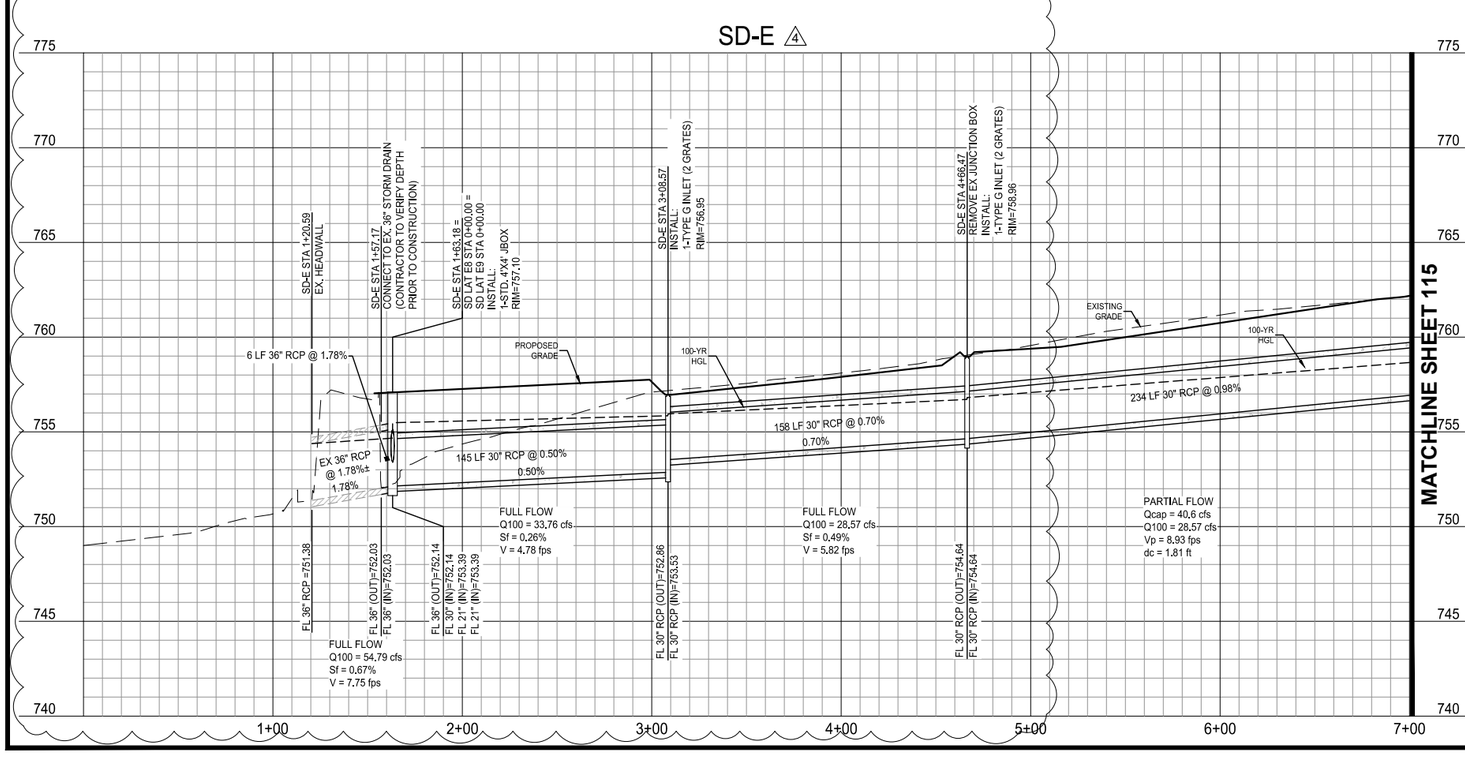


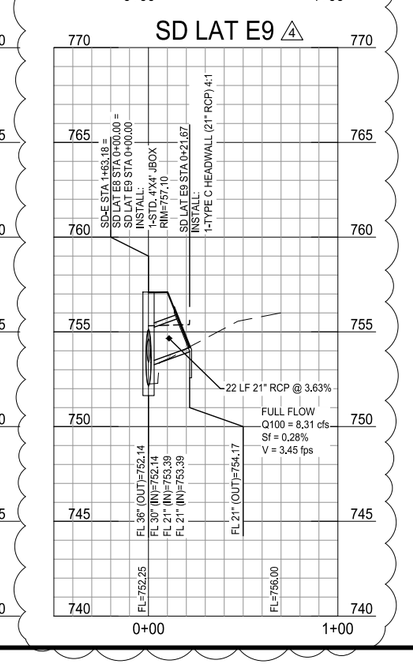
SECTION D-D



SECTION E-E







NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF CELINA	972-382-2682
CITY OF CELINA WATER DEPT.	972-382-3345

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

H: 0 40' 80' SCALE IN FEET

V: 0 4 8 SCALE IN FEET

LEGEND

- 535 — PROPOSED MAJOR CONTOUR
- 534 — PROPOSED MINOR CONTOUR
- 520 — EXISTING MAJOR CONTOUR
- 519 — EXISTING MINOR CONTOUR
- PROPOSED STORM
- PROPOSED FLEXAMAT
- PROPOSED GABION MATRESS

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAIN PIPES, BOXES, INLETS, APPURTENANCES, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
3. ALL JUNCTION BOXES TO BE CAST IN PLACE
4. ALL EXISTING UTILITIES TO BE RAISED TO FINAL GRADE.
5. ALL REINFORCED CONCRETE BOX TO BE CAST IN PLACE UNLESS APPROVED OTHERWISE BY THE CITY
6. ALL DRAINAGE OUTFALL STRUCTURES TO BE FORMLINED WITH INTEGRAL COLOR (CITY TO APPROVE OF TEXTURE AND COLOR PRIOR TO CONSTRUCTION).
7. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED IRRIGATION LINES AFTER CONSTRUCTION IS COMPLETED.

KEY MAP

STATE OF TEXAS
RAYMON GERGES
128083
LICENSED
PROFESSIONAL ENGINEER
11/5/2024

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAYMON GERGES, P.E. # 128083.
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Revised
11/05/2024 4:24:44 PM

NO.	DATE	REVISION
4	11/05/2024	CHANGE ORDER NO. 4
3	06/12/2024	CHANGE ORDER NO. 3
2	11/03/2023	CHANGE ORDER NO. 1
1	7/12/2023	ADDENDUM NO. 1

OWNSBY PARKWAY

STORM DRAIN PLAN & PROFILE

SD-E (SHEET 1 OF 4)

CITY OF CELINA, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-2350

DRAWN: RG	DATE	PROJECT #	SHEET
DESIGNED: RG	NOVEMBER 2024	CEL22002	114
REVIEWER: PAH			

FINAL PLANS

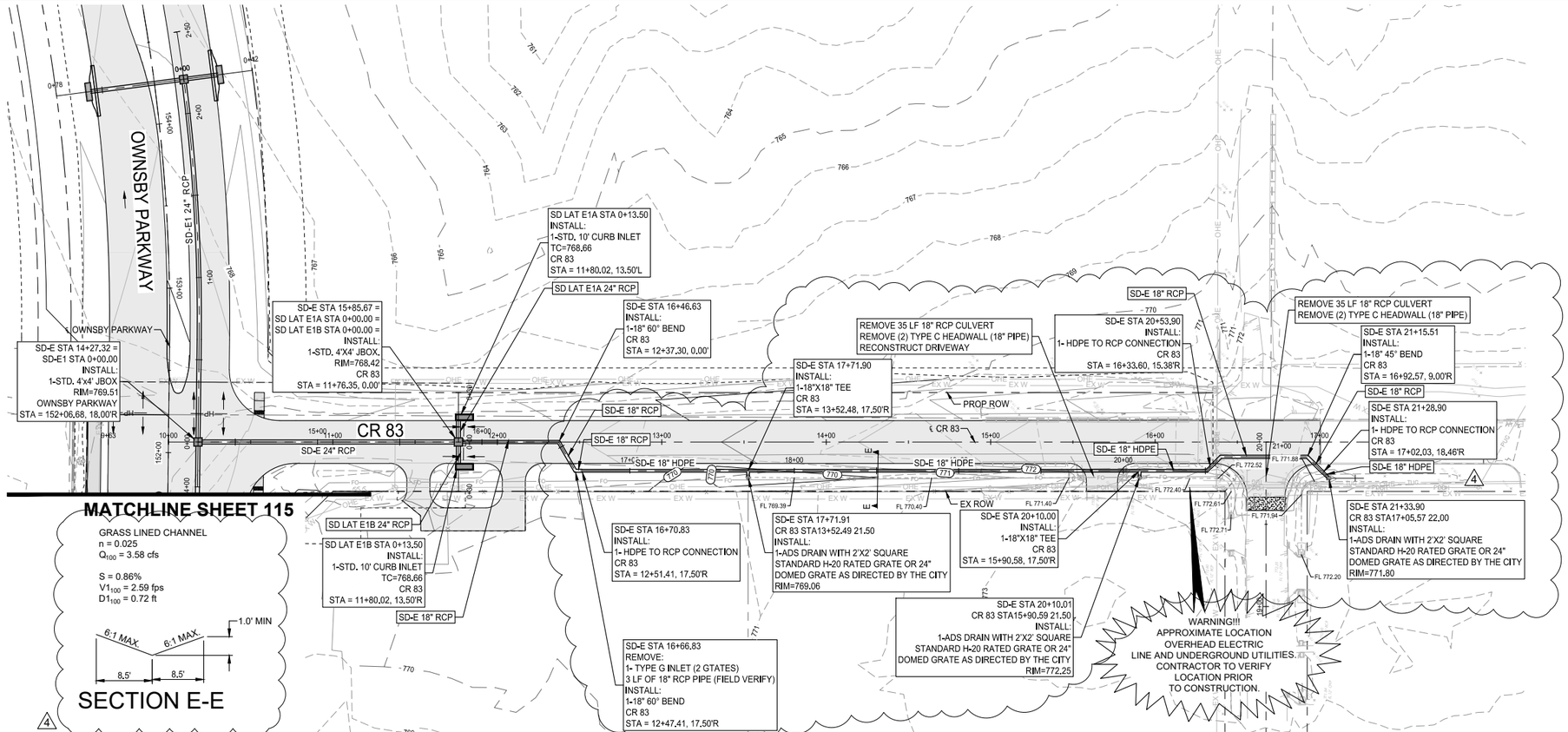
OWNSBY PARKWAY

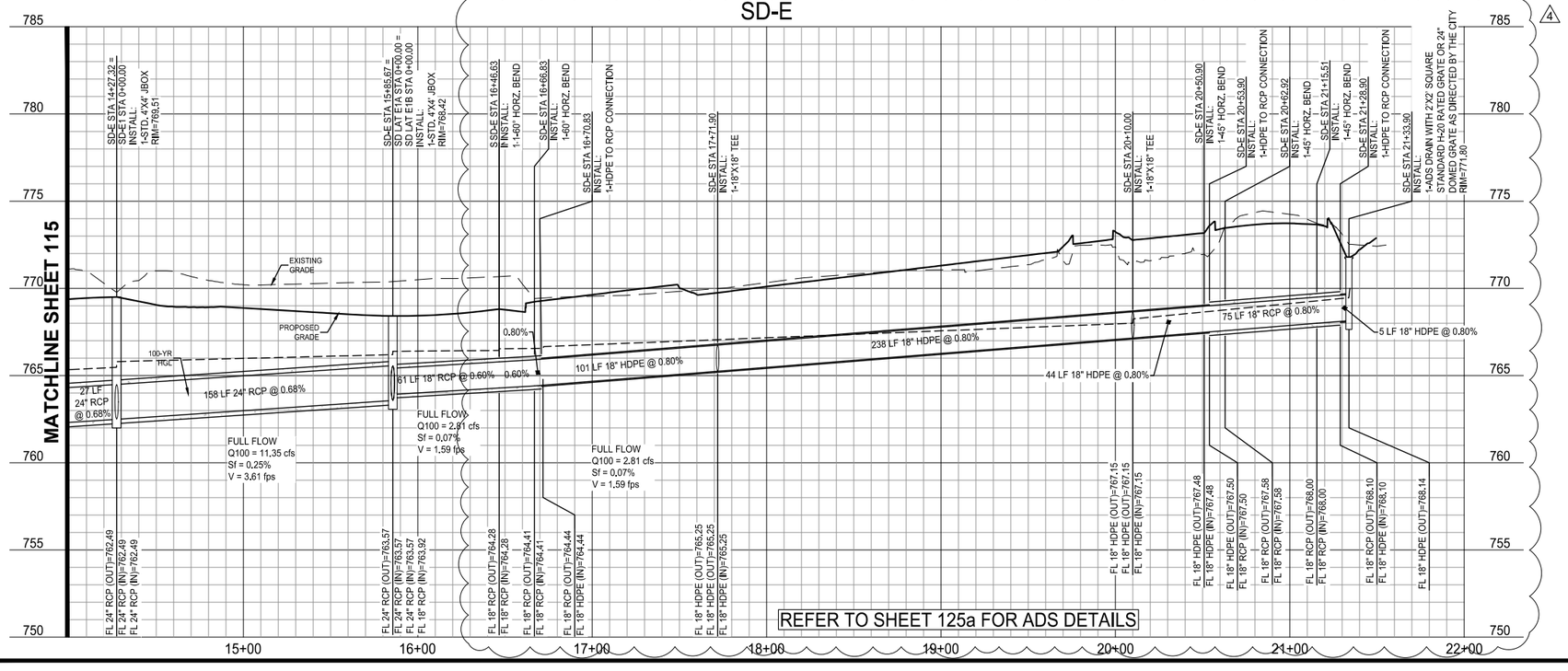
Drawing: G:\JOB\CEL22002_Ownsby\1_Design\15_Civil\01_CAD\SHEETS\CEL22002xC-STORM
Last Saved By: RGorges
Last Saved Time: 11/5/2024 4:01 PM
Plot Date/Time: 11/5/2024 4:24 PM

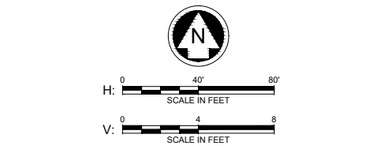
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF CELINA	972-382-2682
CITY OF CELINA WATER DEPT.	972-382-3345

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.







LEGEND

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- 534 — PROPOSED MINOR CONTOUR
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- 519 — EXISTING MINOR CONTOUR
- PROPOSED STORM
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6. ALL DRAINAGE OUTFALL STRUCTURES TO BE FORMLINED WITH INTEGRAL COLOR (CITY TO APPROVE OF TEXTURE AND COLOR PRIOR TO CONSTRUCTION).

KEY MAP 4

Revised
11/05/2024 4:24:44 PM

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION
4	11/05/2024	CHANGE ORDER NO. 4
3	06/12/2024	CHANGE ORDER NO. 3
2	11/03/2023	CHANGE ORDER NO. 1
1	7/12/2023	ADDENDUM NO. 1

OWNSBY PARKWAY

STORM DRAIN PLAN & PROFILE

SD-E (SHEET 3 OF 4)

CITY OF CELINA, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

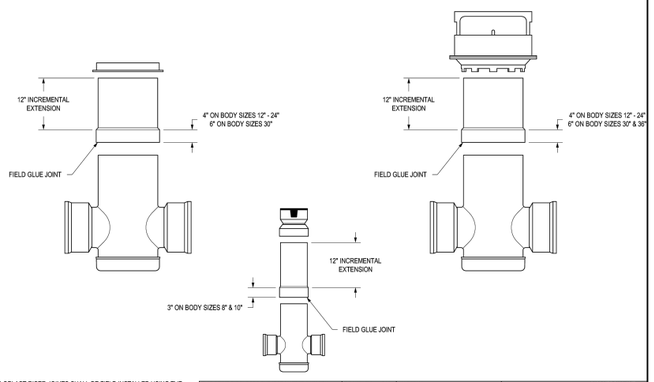
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

2

DRAWN: RG	DATE	PROJECT #	SHEET
DESIGNED: RG	NOVEMBER 2024	CEL22002	116
REVIEWER: PAH			

Drawing: G:\JOBS\CEL22002_Ownsby\1_Design\15_Civil\01_CAD\SHEETS\CEL22002x2-STORM
Last Saved By: Rgorges
Full Name: Raymon Gerges
Plot Date/Time: 11/5/2024 4:04 PM

NYLOPLAST RISER EXTENSION: 29 _ _ AG



1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656.

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DRAWN BY	CJA	MATERIAL	
DATE	9-18-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	3-22-18		
DWG SIZE	A	SCALE 1:20 SHEET 1 OF 1	

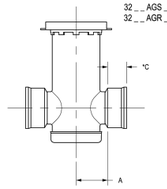
ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN - 36 IN RISER EXTENSION

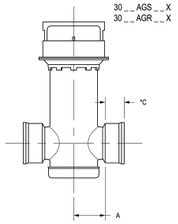
DWG SIZE	A	SCALE	1:20	SHEET	1 OF 1
DWG NO.	7001-110-065			REV	E

BODY SIZE	ADAPTER SIZE	A	B	*C
8"	4"	6.20	7.50	3.82
8"	6"	6.20	5.25	4.21
8"	8"	6.70	7.25	5.24
10"	4"	7.25	8.75	3.82
10"	6"	7.35	8.75	4.21
10"	8"	7.75	6.00	5.24
10"	10"	7.75	7.75	6.08
12"	4"	8.25	10.50	3.82
12"	6"	8.25	11.50	4.21
12"	8"	8.75	11.50	5.24
12"	10"	8.75	11.25	6.08
12"	12"	9.25	6.00	6.45
15"	4"	9.65	13.25	3.82
15"	6"	9.65	12.75	4.21
15"	8"	10.15	12.25	5.24
15"	10"	10.15	13.50	6.08
15"	12"	10.65	12.75	6.45
15"	15"	10.65	7.09	7.9
18"	4"	11.35	14.00	3.82
18"	6"	11.35	14.00	4.21
18"	8"	11.85	14.00	5.24
18"	10"	11.85	14.00	6.08
18"	12"	12.35	14.00	6.45
18"	15"	12.35	13.50	7.9
18"	18"	12.85	8.25	8.39
24"	4"	14.40	15.00	3.82
24"	6"	14.40	15.00	4.21
24"	8"	14.90	15.00	5.24
24"	10"	14.90	15.00	6.08
24"	12"	15.40	15.00	6.45
24"	15"	15.40	15.00	7.9
24"	18"	15.90	10.00	8.39
24"	24"	16.90	10.25	10.05
30"	4"	18.00	15.25	3.82
30"	6"	18.00	15.50	4.21
30"	8"	18.50	15.75	5.24
30"	10"	18.50	16.00	6.08
30"	12"	19.00	16.50	6.45
30"	15"	19.00	17.00	7.9
30"	18"	19.50	17.75	8.39
30"	24"	20.50	14.00	10.05
36"	30"	27.00	9.50	12.85

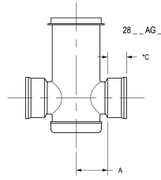
32 _ _ AGS _ _ X
32 _ _ AGR _ _ X



30 _ _ AGS _ _ X
30 _ _ AGR _ _ X



28 _ _ AG _ _ X



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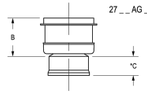

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
*C - DIMENSIONS ARE FOR ADS N-12 / HANCOR DUAL WALL BELL CONTACT ENGINEERING FOR BELL INFORMATION NOT LISTED

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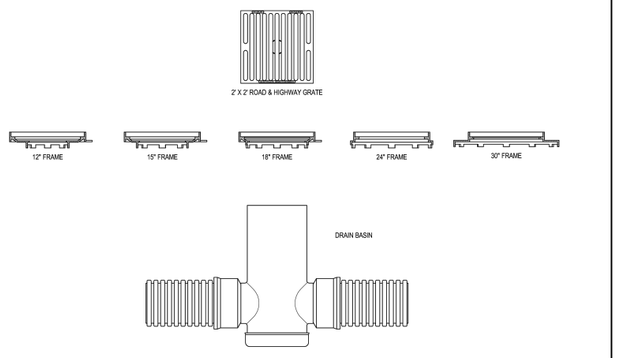
DRAWN BY	CJA	MATERIAL	
DATE	09-30-09		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-09-13		
DWG SIZE	A	SCALE 1:25 SHEET 1 OF 1	

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN - 30 IN BODY TO ADAPTER DIMENSIONS

DWG SIZE	A	SCALE	1:25	SHEET	1 OF 1
DWG NO.	7002-110-003			REV	G

32 _ _ AGS _ _ X



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DRAWN BY	CJA	MATERIAL	
DATE	6-21-01		
APPD BY	CJA	PROJECT NO./NAME	
DATE	6-21-01		
DWG SIZE	A	SCALE 1:20 SHEET 1 OF 1	

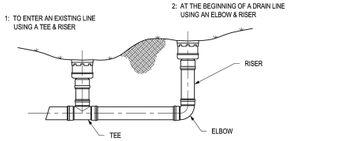
ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 2 FT X 2 FT FAMILY

DWG SIZE	A	SCALE	1:20	SHEET	1 OF 1
DWG NO.	7001-110-069			REV	E

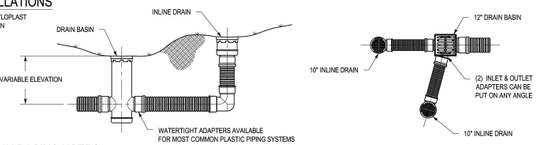
WHEN ARE INLINE DRAINS USED?

2708AG _ _ X
2710AG _ _ X
2712AG _ _ X
2715AG _ _ X
2718AG _ _ X
2724AG _ _ X
2730AG _ _ X



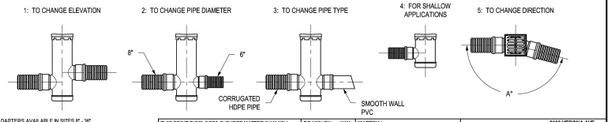
TYPICAL INSTALLATIONS

TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



WHEN ARE DRAIN BASINS USED?

2808AG _ _ X
2810AG _ _ X
2812AG _ _ X
2815AG _ _ X
2818AG _ _ X
2824AG _ _ X
2830AG _ _ X
2836AG _ _ X



1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 36"
2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065
4 - REDUCING CONES DOWN TO 30" DIAMETER WILL BE REQUIRED FOR 36" DRAIN BASINS.

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DRAWN BY	AWA	MATERIAL	
DATE	8-10-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	11-2-18		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

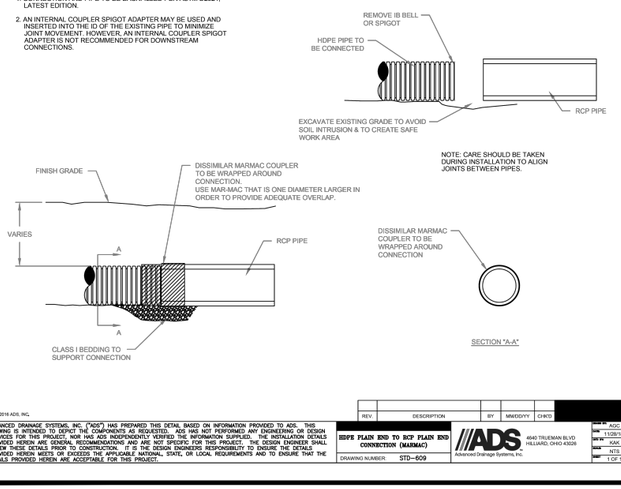
ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN - 36 IN TYPICAL INSTALLATION OPTIONS

DWG SIZE	A	SCALE	1:40	SHEET	1 OF 1
DWG NO.	7001-110-042			REV	E

NOTES:

1. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321, LATEST EDITION.
2. AN INTERNAL COUPLER SPIGOT ADAPTER MAY BE USED AND INSERTED INTO THE ID OF THE EXISTING PIPE TO MINIMIZE JOINT MOVEMENT. HOWEVER, AN INTERNAL COUPLER SPIGOT ADAPTER IS NOT RECOMMENDED FOR DOWNSTREAM CONNECTIONS.



© 2016 ADS, INC.
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE ENGINEER OF RECORD SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IF IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
A	ADC			

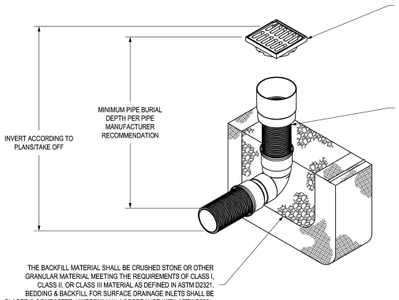
HDPE PLAIN END TO RCP PLAIN END CONNECTION (MARMAC)

DRAWING NUMBER: STD-609

ADS
Advanced Drainage Systems, Inc.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DATE	11/28/18
DRN BY	KAK
SCALE	NTS
SHEET	1 OF 1

NYLOPLAST 12" UNIVERSAL INLINE DRAIN - NON TRAFFIC RATED INSTALLATION



GRATE OPTIONS	PART #'S
PEDESTRIAN GRATE	1299CGP
STANDARD GRATE	1299CGS
SOLID COVER	1299CGC
BRONZE GRATE	1299CGPB
DROP IN GRATE	1201DI
DOME GRATE	1299CGD
2' X 2' ROAD & HIGHWAY	3299CGSQF12

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 DUAL WALL), ADS HP, & PVC SEWER.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2007 NYLOPLAST

DRAWN BY	NMH	MATERIAL	
DATE	09-23-21		
APPD BY	NMH	PROJECT NO./NAME	
DATE	09-23-21		
DWG SIZE	A	SCALE 1:20 SHEET 1 OF 1	

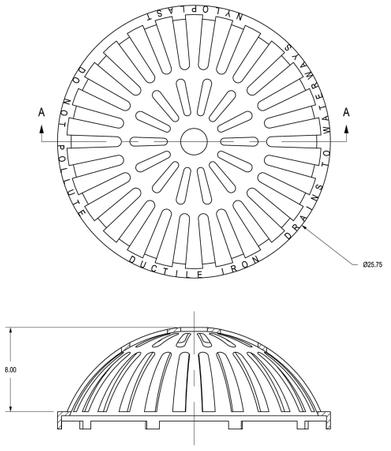
ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12" UNIVERSAL INLINE DRAIN QUICK SPEC NON TRAFFIC RATED INSTALLATION DETAIL

DWG SIZE	A	SCALE	1:20	SHEET	1 OF 1
DWG NO.	7003-110-159			REV	A

2499CGD

APPROX. DRAIN AREA = 270.64 SQ IN
APPROX. WEIGHT = 53.00 LBS



SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-08-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-30-13		
DWG SIZE	A	SCALE 1:6 SHEET 1 OF 1	

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 24 IN DOME GRATE

DWG SIZE	A	SCALE	1:6	SHEET	1 OF 1
DWG NO.	7001-110-219			REV	E

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAYMON GERGES, P.E. # 128083.
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Revised
11/05/2024 4:24:44 PM

NO.	DATE	REVISION
4	11/05/2024	CHANGE ORDER NO. 4
3	06/12/2024	CHANGE ORDER NO. 3
2	11/03/2023	CHANGE ORDER NO. 1
1	7/12/2023	ADDENDUM NO. 1

OWNSBY PARKWAY

MISCELLANEOUS
DRAINAGE DETAILS

CITY OF CELINA, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: RG	DATE	PROJECT #	SHEET
DESIGNED: RG	NOVEMBER 2024	CEL22002	125A
REVIEWER: PAH			

OWNSBY PARKWAY

Drawing G:\JOBS\CEL22002_Ownsby\3_Design\3S_Civil\3R1_CAD\SHEETS\CEL22002A-C-GRADING.dgn
Last Saved By: Rgerges
Last Saved On: 11/5/2024 4:04 PM
Plot Date/Time: 11/7/2024 4:04 PM

OWNSBY PARKWAY CHANGE ORDER

January 14, 2024

Andy Glasgow, P.E., PMP, CFM
Director of Engineering

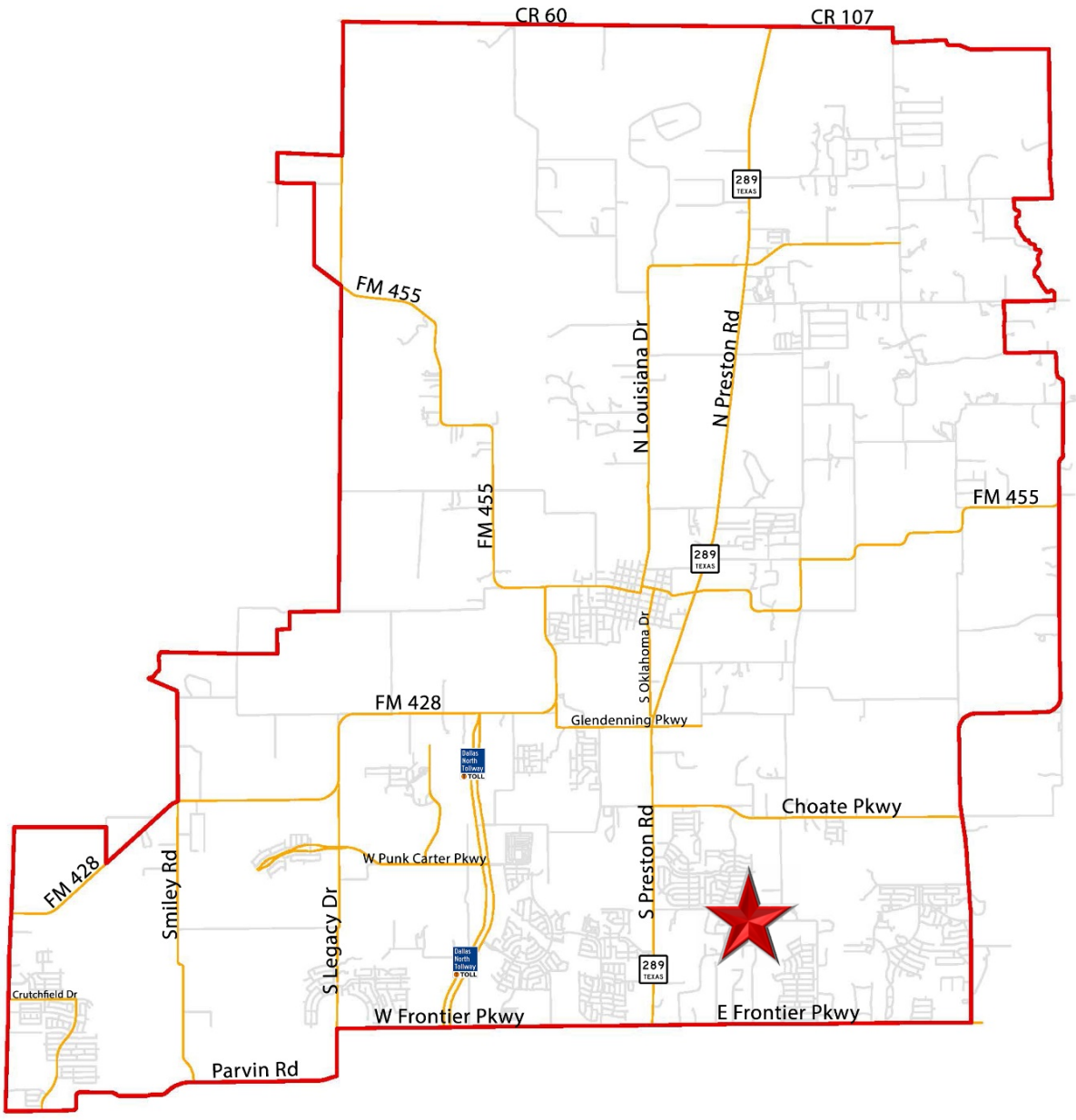
LOCATION MAP

BACKGROUND

- On August 8, 2023, the Council authorized the award of Bid 2023-053 for the construction of Ownsby Parkway from Preston Road to Coit Road construction to RPMx Construction LLC.
- This change order covers the cost of extending the storm line E (SD-E) outfall approximately 152-feet to connect to the culvert under Quail Hollow. This is to eliminate the open channel originally designed. The extension of the storm line will reduce the potential for stormwater erosion between the existing homes.
- This change order also includes the construction of CR 83 and Quail Hollow intersection with associated enclosed drainage system.

SCOPE OF WORK

QUESTIONS?


CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

Life Connected.

Public Works
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andrew Figueroa, Director of Public Works
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andrew Figueroa
Date:	January 14, 2025
Re:	Asphalt Material Supply Bid 2025-008

Action Requested:
Consider and act to award bid 2025-008 for asphalt material supply to Austin Asphalt and RK Hall as primary and secondary at the unit prices listed not to exceed the annual budgeted amount. (Figueroa)

Background Information:
Purpose:
The purpose of Asphalt Supply Bid 2025-008 is to procure asphalt materials required for upcoming road maintenance and repair projects within the City of Celina. These materials will be used for patching roads, a critical component of maintaining the city's roadway infrastructure. To ensure timely delivery and competitive pricing, the selected supplier must meet these requirements.

Recommendation:
To ensure the uninterrupted continuation of road maintenance and to mitigate the risk of supply delays, it is recommended to award the bid to both a primary and secondary vendor. This dual vendor approach guarantees an alternative supplier if one vendor is unable to meet requirements within the specified timeframe.

Award Recommendations:
Austin Asphalt will be awarded as the primary vendor for Line Items 1, 2, 3, 5, 6, 7, 8, and 10.
Austin Asphalt will be awarded as the secondary vendor for Line Items 4 and 9.
RK Hall will be awarded as the primary vendor for Line Items 4 and 9.
RK Hall will be awarded as the secondary vendor for Line Items 1, 2, 3, 6, 7, and 8.

Legal Review:
N/A

Supporting Documents:
1. Agreement - Asphalt Supply - Austin Asphalt - unsigned
2. Agreement - Asphalt Supply - RK Hall - unsigned
3. ScoringDetail 2025-008
4. Agenda Recap
5. Bid Tabulation Lines
6. Presentation - Asphalt Material Supply Bid 1.14.25

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding bid 2025-008 as presented.

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (hereinafter referred to as the "City") and **Austin Asphalt, Inc. (100% Owned by Austin Industries, Inc** (hereinafter referred to as the "Provider") for **Asphalt Supply** (Awarded bid lines 1,2,3,5,6,7,8, and 10 as primary vendor, and bid lines 4, and 9 as secondary vendor), (hereinafter referred to as the "Project"). In consideration of the premises, covenants, and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The City agrees to retain the Provider for, and the Provider agrees to provide services relative to, the following Project: **Asphalt Supply** (hereinafter also referred to as "Services") in accordance with the terms and conditions as set forth in this Agreement and in Exhibit A,B, and C, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A - Best Value Bid.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City. Time is of the essence for this Agreement and work is to commence immediately.

4. **CONTRACT PERIOD.** The contract period for this Agreement is January 15, 2025 through January 14, 2026, with four optional one-year renewals.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit B – Supplier Response**, attached hereto, and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed on a monthly basis with payment available within thirty (30) days after the City's receipt of the invoice for the previous month's Services or as set forth in **Exhibit A.**

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment in accordance with Exhibit A. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, or **emailed to accountspayable@celina-tx.gov**.

8. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of information it furnishes to the Provider.

9. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit C.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM,**

OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

    In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further

agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

18. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A and B, and C, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address

City of Celina	**Provider Mailing Address**
Attn: Contracts	Austin Asphalt, LLC
142 N. Ohio	1199 South Beltline Road #110
Celina, TX 75009	Coppell, Tx 75019
contracts@celina-tx.gov	AsphaltSalesBid@Austin-Ind.com

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand-delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Collin County, Texas.

27. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

28. **EFFECTIVE DATE.** This Agreement shall be effective once it is signed by the City and the Provider, as indicated below.

EXECUTED in single or multiple originals.

CITY OF CELINA	**PROVIDER**
	Steve Waczak
Robert Ranc, City Manager	Steve Waczak - Asphalt Sales
	Type/Print Name and Title
	08/01/25
Date	Date

Life Connected.

CITY OF CELINA

BEST VALUE BID

ASPHALT SUPPLY

BVB #2025-008

ELECTRONIC SUBMITTAL IS PREFERRED.
WWW.CELINA-TX.GOV/BIDS

The City strongly requests that vendors submit responses electronically. Electronic submission eliminates errors, unnecessary work, and is friendlier to the environment.

For additional information concerning this bid, please contact Dawn Berry, Purchasing Director at 469-813-4194 or purchasing@celina-tx.gov.

Late responses will not be accepted.
Email or facsimile submitted bids will not be accepted.

Virtual Bid Opening Information:

https://events.gcc.teams.microsoft.com/event/167601c3-cff6-4388-8ed7-a81f24760331@b924faa7-d738-4b31-bf7e-2855b4b2b11e

SECTION 1 INSTRUCTIONS/GENERAL INFORMATION

SECTION 2 SPECIFICATIONS/SCOPE OF WORK

SECTION 3 EVALUATION

SECTION 4 SUBMITTAL INSTRUCTIONS

EXHIBITS:

1. GENERAL TERMS & CONDITIONS
2. INSURANCE REQUIREMENTS
3. W9
4. CONFLICT OF INTEREST
5. STATEMENT OF QUALIFICATIONS

SECTION 1: INSTRUCTIONS/GENERAL INFORMATION

1.1 SUBMISSION

Offerors may submit proposals electronically or in hard copy. The City's preference is electronic submission. Refer to Section 4 for detailed submission instructions.

1.2 NO OFFER/NO BID

The City is appreciative of the time and effort you must expend to submit an offer. If you choose not to respond, we would greatly appreciate you indicating any requirement that may have influenced your decision.

1.3 INCLEMENT WEATHER

In the event of inclement weather and City offices are officially closed on the due date, responses will be received until 3:00 PM of the next business day at which time submittals will be publicly opened.

1.4 ACCEPTANCE

It is understood that the City of Celina, reserves the right to accept or reject any and/or all proposals as it shall deem to be in the best interest of the City. Receipt of any proposal shall under no circumstances obligate the City to accept the lowest proposal. The award of the contract shall be made to the responsible proposer whose proposal is determined to be the lowest and best evaluated offer resulting from negotiation, taking into consideration the relative importance of price and other evaluation factors set forth in the request for proposal. The City reserves the right in its sole discretion after evaluation of all responsive bids, to award the work described herein to more than one responsive and responsible Bidder. In such cases where an award is made to more than one responsive and responsible Bidder, the City shall apportion the work among the various primary, secondary and alternate providers in such manner and at such time as it deems appropriate under the circumstances in its sole discretion and no minimum amount or proportion of work is guaranteed to any single provider or class of providers irrespective of such provider's designation as primary, secondary or alternate.

1.5 SUBMITTAL OF CONFIDENTIAL MATERIAL

The Owner considers all Proposal information, documentation and supporting materials submitted in response to this Request for Proposal to be non-confidential and/or non-proprietary in nature, and therefore, shall be subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Sec. 552.001, et seq.) after the award of the contract except for trade secrets and confidential information which the Offeror identifies as proprietary. Any material that is to be considered as CONFIDENTIAL/PROPRIETARY in nature must be clearly marked on each applicable page by the proposer. Marking your entire proposal CONFIDENTIAL/Proprietary is not in conformance with the Texas Public Information Act (*Texas Government Code*, Sec. 552.001, et seq.).

1.6 DISCLOSURE OF CERTAIN RELATIONSHIPS

Chapter 176 of the Texas Local Government Code requires that any proposer or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the proposer or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. Additional information on the statute is available at: http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm.

By submitting a response to this request, the proposer represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

1.7 DISCLOSURE OF INTERESTED PARTIES

In compliance with Section 2252.908 of the Texas Government Code, the City of Celina may not

enter into a contract with a business entity as a result of acceptance or award of this solicitation unless the business entity submits a disclosure of interested parties form as required by this statute. Notification will be given to the business entity recommended for award upon which the business entity will be required to submit the completed form prior to award.

Additional information on the statute may be found at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

1.8 INFORMATION / QUESTIONS

All questions shall be posted to the City's electronic bidding service, by the deadline stated. All questions and answers will be posted online. Proposers are responsible for insuring all answers to questions are reviewed prior to the submittal date. Answers provided to posted questions address minor irregularities and are for clarification purposes only and do not revise or modify the specifications. Answers to questions that result in revisions to the specification will be address by Addendum. No oral statement of any person shall modify or otherwise change, or affect the specification.

1.9 PROPOSER RESPONSIBILITY

It is the responsibility of each proposer before submitting a proposal:

1. To examine thoroughly the specification documents and other related data identified in the proposal documents, to visit the site to become familiar with and satisfy proposer as to the general, local, and site conditions that may affect cost, progress, performance, etc.
2. To consider federal, state, and local laws and regulations that may affect costs, progress, performance, or furnishing of the work.
3. To study and carefully correlate proposer's knowledge and observations with the contract documents and such other related data.
4. To promptly notify the City's Purchasing director of all conflicts, errors, ambiguities, or discrepancies which proposer has discovered in or between the contract documents and such other related documents.

1.10 MINIMUM STANDARDS FOR RESPONSIBLE BIDDERS

A prospective bidder must demonstrate and meet the following requirements:

1. Have adequate financial resources or the ability to obtain such resources as required;
2. Be able to comply with the required or proposed delivery schedule;
3. Have a satisfactory record of performance
4. Have a record of integrity and ethics; and
5. Be qualified and eligible, as determined by the City, to receive an award.

1.11 ASSIGNMENT

The successful bidder shall not sell, assign, transfer or convey the contract in whole or in part, without the prior written consent of the City.

1.12 EX PARTE COMMUNICATION

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period.
The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

SECTION 2: SPECIFICATION / SCOPE OF WORK

The City of Celina (City) is seeking to establish a fixed price agreement for asphalt. Asphalt will be purchased as needed. All fees and surcharges must be included in the unit price.

Minimum Qualifications

- Must have delivery options for all products within the City of Celina
- Must be able to deliver during City business hours (7:00 AM to 5:30 PM)
- Must have been in business for a minimum of five years

Estimated Order Quantities

The following are the total estimated order quantities across both delivery by vendor and pick-up by City options:

- Contractor provided HMAC type D: 800 Tons
- Contractor provided HMAC type B: 100 Tons
- Contractor provided HMAC type C: 100 Tons
- Cold Mix: 75 Tons
- PCT PHPM-50 Pothole & overlay membrane & Tack: 3 Totes

Purchase Orders/Work Authorization

A purchase order will be issued on an annual basis.

All invoices may be submitted to one of the addresses listed below.

City of Celina
Accounts Payable
142 N. Ohio
Celina, TX 75009

Email: accountspayable@celina-tx.gov
(email is the preferred method)

Insurance Requirements

The City of Celina's insurance requirements are attached as Exhibit 2. Upon notification of award, successful vendors will be required to provide a certificate of insurance meeting these requirements. The completed certificate of insurance **does not** have to be supplied with the bid.

Award

The City intends to make an award using the evaluation criteria and other factors as indicated below.

The City reserves the right to award to a primary, secondary, and tertiary vendor. In the event that the Primary vendor is unable to fulfill an order the City may move to the secondary vendor.

Change Orders

No oral statement of any person shall modify or otherwise change, or affect the terms, conditions, or specifications stated in the resulting contract. All change orders to the contract will be made in writing by the City.

Contractor Operations

- Contractor will operate as an independent contractor and not as an agent, representative, partner, or employee of the City and shall control his operations at the work site and be solely responsible for the acts or omissions of his employees.
- All wages, taxes, and worker's compensation of all contract employees shall be paid by the Contractor.

Insurance Requirements

Vendor must be able to provide a current insurance certificate which meets the requirements listed in

the insurance requirements attachment upon notice of award.

Orders

- All orders for goods and services must be in the form of a City-issued purchase order or paid for with a City-issued credit card at the time the order is placed. If an employee fails to provide either a PO or credit card, the order should be denied.
- Credit card receipts must be detailed and clearly show the amount paid.
- Invoices may be submitted to one of the addresses listed below under "Payment Terms".
- All invoices must be made out to the City of Celina and include the invoice date, date of service, and PO number clearly showing what was purchased.

Payment Terms

Invoices submitted without a purchase order will not be paid. The City's payment terms are Net 30.

The successful bidder must submit invoices to:

City of Celina or accountspayable@celina-tx.gov

Accounts Payable

142 N. Ohio Street

Celina, TX 75009

Special Conditions

- Distance from the plant to City Limits must be no more than thirty (30) minutes apart.
- The vendor must be able to make deliveries within seven (7) days of placing the order.
- City reserves the right to refuse material on-site depending on a slump test and/or temperatures
- exceeding ninety–five degrees (95) Fahrenheit.

Term

- The contract will be a one-year firm price contract, with the option to renew the contract for an additional four one-year periods under the same terms and conditions.

Pricing

- Prices are to be firm for the first term. Bidder may request a percentage increase based on the current Dallas–Fort Worth Consumer Price Index U (CPI-U).
- Increase may not be more than the index and vendor will be required to provide documentation of the need to increase the contract pricing.

Material Specification

- Cold Mix Technical and Performance Specifications Except as otherwise noted, all provisions to the following items of the Texas Department of Transportation standard specifications and construction of highways, streets and bridges, dated February 2014 or later, shall govern the work done under this contract.
- All testing for Cold Mix Asphalt shall conform to the “ASTM”, “AASHTO” and/or “TxDOT” tests

General

The bituminous polymer-modified cold patching material must be designed to be applied in the ambient temperature range of 0°F to 100°F. The mixture will provide satisfactory coating, workability, adhesive, and cohesive characteristics while functioning during cool-to-hot and/or wet-to-dry climatic conditions.

Liquid Asphalt Blend

The liquid asphalt component used shall be polymer-modified PG 64-22 and be capable of passing

AASHTO T-182 as modified.

Aggregate

The aggregate type is limestone. The gradation should comply with the following ASTM or ASSHTO limits.

Cold / All Weather Asphalt Mix Specifications

Sieve	Percent Passing
3/4”	100
1/2”	100
3/8”	100
No. 4	70 – 100
No. 10	28 – 40
No. 40	0 – 10
No. 80	0 – 6
No. 200	0 – 3.5
Extraction	ASTM D2172 0.5%
Gradation	AASHTO T-30
Resistance to Water Damage	AASHTO T – 182 Modified + 95%
Outdoor Shelf Life	One Year, 50 Ton Min. @ 6’ Height

SECTION 3: EVALUATION

3.1 AWARD

A committee will evaluate submissions received in accordance with the general criteria defined herein. Failure of respondents to provide any information requested in this BVB in their submission may result in disqualification of the submission. The objective of the review committee is to select the vendor that offers the best value for the City.

3.2 SUBSTANTIVE PROPOSALS

The respondent, by submitting a response, certifies the following:

a. that his bid submittal is genuine and is not made in the interest of, or on behalf of, any undisclosed person, firm, or corporation;

b. that he has not directly or indirectly induced or solicited any other respondent to put in a false or sham bid;

c. that he has not solicited or induced any other person, firm, or corporation from proposing; and (d) that he has not sought by collusion to obtain for himself any advantage over any other respondents or over the City of Celina.

Submittals will be scored as follows:

Price	50 Points
Experience	25 Points
Location	15 Points
Delivery Terms	10 Points

SECTION 4: SUBMITTAL PROCEDURES

4.1 SUBMISSION REQUIREMENTS

The City of Celina uses an electronic procurement system to deliver and accept bids/proposals. The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment. Your cooperation is appreciated. Email or Fax submissions will not be accepted.

4.2 DUE DATE AND TIME

Bids must be received prior to the due date and time. Late responses will NOT be accepted.

4.2 LATE BIDS

Bids will NOT be accepted after the date and time listed. The City of Celina uses the time listed in eProcurement system. The City is not responsible for lateness of mail, carriers, internet connectivity, website issues, etc.

4.3 BID SUBMITTALS

Bids shall be submitted on the forms provided to insure complete uniformity of wording of all bids. Bids may be rejected if they show any omissions, alterations in wording, conditional clauses, or irregularities of any kind.

4.3 ACCEPTANCE

Any offer received shall be considered an offer, which may be accepted based on initial submission without discussions or negotiations. By submitting an offer in response to this solicitation the proposer agrees that any offer it submits may be accepted by the City at any time within 90 days from the close date.

a) **Electronic Submission** – Electronic submission is quick and easy. Simply visit the website at www.celina-tx.gov/bids and complete the following tasks.

i) Log in
ii) Attachments - Download specifications and all required forms.
iii) Attributes – Answer any questions listed.
iv) Response Attachments - Upload completed required forms. Max size 100 MB.
v) Line Items – Enter Unit Pricing, if required.
vi) Response Submission – Complete the required information and electronically sign and submit the response.

b) **Help/Assistance with electronic submission.**

i) Contact Purchasing at purchasing@celina-tx.gov .
ii) Click the HELP link after log in on the top right of your screen.

2025-008 Addendum 1
Austin Asphalt, Inc.
Supplier Response

Event Information

Number:	2025-008 Addendum 1
Title:	Asphalt Supply
Type:	Best Value Bid
Issue Date:	11/4/2024
Deadline:	11/19/2024 10:00 AM (CT)
Notes:	The City of Celina is accepting bids from qualified firms for the supply of asphalt.

Contact Information

Contact: BENJAMIN SUTTON
Address: Purchasing
City Hall
142 N. Ohio
Celina, TX 75009
Email: BSUTTON@CELINA-TX.GOV

Austin Asphalt, Inc. Information

Contact: Steve Waczak
Address: 1199 South Beltline Road #110
Coppell, TX 75019
Phone: (469) 673-4318
Email: SWaczak@Austin-Ind.com
Web Address: www.austin-ind.com

Undersigned affirms: 1. They have read and understand the requirements of this request; 2. They are duly authorized to sign and submit this response on behalf of the firm named in this submittal. 3. The proposal has not been prepared in collusion with any other proposer, and that the contents of the proposal as it relates to the pricing, terms or conditions of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this proposal.

Steve Waczak
Signature

SWaczak@Austin-Ind.com
Email

Submitted at 11/19/2024 09:28:15 AM (CT)

Supplier Note

Austin Asphalt, Inc plant is located in Celina, Tx Celina Plant #403 11481 County Road 53 Celina, Texas 75009

Requested Attachments

CIQ - Conflict of Interest

CIQ City of Celina 11.19.24.pdf

Complete the CIQ form located in the Attachments Tab and upload here. Must not be submitted blank.

W9

CITY OF CELINA 11.19.24Austin Asphalt Inc W-9.pdf

Complete the W9 form located in the Attachments Tab and upload here. Must not be submitted blank.

Statement of Qualifications

Austin Asphalt CITY OF CELINA 11.19.24Statement_of_Qualification_Form 2025-008 Addendum 1.docx

Complete the SOQ form located in the Attachments Tab and upload here. Must not be submitted blank.

Form 1295

City of Celina 1295 BID DATE 11.19.24.pdf

Complete the form 1295 electronically and upload the signed form here. Must not be submitted blank.

Affidavit of No Prohibited Interests

City of Celina Affidavit 2025-008 BID DATE 11.19.24.pdf

Complete the affidavit located in the Attachments Tab and upload here. Must not be submitted blank.

Certificate of Account Status

City of Celina EIN TAX BID 11.19.24.pdf

Please upload the Certificate of Account Status. See attribute 41 for details. Must not be submitted blank.

Response Attachments

CITY OF CELINA INVOICE BID 11.19.25.pdf

Invoice copy

CITY OF CELINA BID 11.19.24AustinAsphalt Trucking Guidelines .pdf

Trucking Guidelines pricing for less then 3 rounds in one day

City of Celina 2025 008 Addendum 1.pdf

signed addendum 1

Bid Attributes

1	**Electronic Submission** ***The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.***
2	**Term of Contract** The contract is for one year (1) with the option to renew the agreement for up to four (4) additional one (1) year periods. Both parties must be in agreement. Either party must notify the other within sixty days of intent not to renew the contract. Certify in the field provided that you agree to this term. Agree - Steve Waczak
3	**Bid Acceptance** All bids will remain subject to acceptance for a period of 90 days.
4	**Retracting Your Bid - Making Modifications after submission.** Modification to or Withdrawal of Submission Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline: 1. Log into your account, click the retract link at the top of the page. ◦ Select "NO BID" if you are choosing **not** to re-submit; or ◦ **Make the required changes and resubmit your response.** ◦ See the help section in the top right of the window for further details.
5	**Local Preference Policy** The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract. This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged. Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council. Applications for local preference may downloaded from the City's Procurement website located here.

6 Non-Collusion

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

7 Cooperative Agreement

Successful bidder agrees to extend prices to all entities that have entered into or will enter into an Interlocal Agreement with the City. As permitted under by Texas Government Code the successful bidder may be asked to provide products/services, based upon bid price, to any other entity with an executed Interlocal Agreement.

The City maintains Interlocal Agreements with entities throughout the Dallas - Fort Worth area. Agreements may be viewed at www.celina-tx.gov/bids by selecting the **contracts** link.

Agree

8 Insurance

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

9 Contact Person

Name and Title

Steve Waczak - Austin Asphalt, Inc. Sales

10 Contact Person Phone

(469) 673-4318

11 **Contact Person Email**

SWaczak@Austin-Ind.com

12 **Main Office Location**

1199 South Beltline Road #110 Coppell, Texas 75019

13 **Years in Business**

24

14 **Office Location**

Please list your corporate office location and any branch locations in Texas.

Plant is located in Celina, Texas (11481 County Road 53 Celina, Texas 75009) Main Office - 1199 South Beltline Road Coppell, Texas 75019

15 **Business Name**

Has your business operated under the same name? If no, under what former name has your organization operated?

Yes

16 **Binding Official**

The name of the binding official granted the power to execute agreements.

Steve Waczak

17 **Binding Official Email Address**

SWaczak@Austin-Ind.com

18 **Licensing**

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

N/A

19 **SB 252**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

20 **HB 89 ISRAEL**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

21 **SB 13 Boycotting Energy Companies**

In accordance with SB 13, I certify as the respondent and submitter for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

22 **SB 19 Firearm and ammunition industries**

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

23 **Felony Conviction**

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

Steve Waczak submitting the bid does not have any current or past convictions. Austin Asphalt, Inc. is an ESOP Company.

24 **Risk 1: Taxes - Local**

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

YES

25 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

YES

26 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

NO

27 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

NO

28 **Risk 5: Bonding**

In the past five (5) years, has your business/company/organization had its surety called upon to complete any contract, whether government or private sector? If yes, please enclose details.

NO

29 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

NO

30 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

NO

31 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

NO

32 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

NO

33 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

NO

34 **Exceptions / Comments**

List any Exceptions or Comments you have here. If none, enter: NONE.

NONE

35 **ACH**

All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

36 **Invoices**

All invoices must reference the City of Celina's Purchase Order/Department Purchase Order number, department name, job site location, city employee requesting service, and a **complete breakdown of charges**. The breakdown on the invoice should be in accordance with the bid pricing. If applicable, invoices should provide clear detail and breakdown for labor (to include hourly rate and cost per hour), and mark-up on parts/materials should be provided on the invoice and extended (detail to show vendors cost, and then extended to show markup). All original invoices must be sent to accountspayable@celina-tx.gov.

37 **Public or Private**

Is your business publicly traded?

No

38 **State of Texas Registration**

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

YES

39 **Ex-Parte Communication**

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

40 **Certificate of Interested Parties Electronic Filing Form 1295**

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at:
https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

41 **Tax Account Status**

Provide a copy of your certificate of account status from the Texas State Comptrollers office. Upload the certificate to the response attachments tab. Instructions on how to obtain copies can be found athttps://mycpa.cpa.state.tx.us/coa/search.do

Document attached

42 **Addendum 1**

Please acknowledge receipt of addendum 1.

☑ I acknowledge receipt of Addendum 1

Bid Lines

1 Contractor provided HMAC type D per ton (Delivery)

Quantity: 1 UOM: TON Unit Price: $87.75 Total: $87.75

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

12 tons during normal operating hours - 3 rounds minimum if not refer to Trucking Guideline Pricing

2 Contractor provided HMAC type B per ton (Delivery)

Quantity: 1 UOM: TON Unit Price: $81.00 Total: $81.00

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

12 tons during normal operating hours - 3 rounds minimum if not refer to Trucking Guideline Pricing

3 Contractor provided HMAC type C per ton (Delivery)

Quantity: 1 UOM: TON Unit Price: $87.75 Total: $87.75

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

12 tons during normal operating hours - 3 rounds minimum if not refer to Trucking Guideline Pricing

4 Cold Mix per Ton (Delivery)

Quantity: 1 UOM: TON Unit Price: $135.00 Total: $135.00

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

12 tons during normal operating hours - 3 rounds minimum if not refer to Trucking Guideline Pricing

5 PCT PHPM-50 Pothole & overlay membrane & Tack (Delivery)

Quantity: 1 UOM: TOTE Unit Price: $45.00 Total: $45.00

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

1 - 5 gallon bucket of Tack - Pick up at plant

6 Contractor provided HMAC type D per ton (Pick-Up)

Quantity: 1 UOM: TON Unit Price: $77.75 Total: $77.75

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

12 tons during normal operating hours

7 Contractor provided HMAC type B per ton (Pick-Up)

Quantity: 1 UOM: TON Unit Price: $71.00 Total: $71.00

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

12 tons during normal operating hours

8 Contractor provided HMAC type C per ton (Pick-Up)

Quantity: 1 UOM: TON Unit Price: $77.75 Total: $77.75

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

12 tons during normal operating hours

9 Cold Mix per Ton (Pick-Up)

Quantity: 1 UOM: TON Unit Price: $125.00 Total: $125.00

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

12 tons during normal operating hours

10 PCT PHPM-50 Pothole & overlay membrane & Tack (Pick-Up)

Quantity: 1 UOM: TOTE Unit Price: $45.00 Total: $45.00

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

1 - 5 Gallon bucket tack - pick up at Celina Plant

11 Mark-up Percent for Products Not Listed in Bid

(Line excluded from response total)

Quantity: 1 UOM: Percent Total: 0%

Item Notes: This is a flat percent mark-up to be applied to all products that are not listed in this bid. Please provide a product list.

Supplier Notes: Bid all products listed on bid tab lines. Austin offers 5 gallon tack bucket for pick up at plant - Item 10

Item Attributes

1. Product List

Please provide a product list for all products not specifically named in this bid.

Our Asphalt mix and Cold Mix meets TxDot Specifications 340 & 9202

Response Total: $833.00

EXHIBIT A

INSURANCE REQUIREMENTS
GENERAL CONTRACTS FOR SERVICES

A. Before commencing work, the vendor shall, at its own expense, procure, pay for and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of Celina. The vendor shall furnish to the City of Celina certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Celina
c/o Purchasing
142 N. Ohio Street
Celina, TX 75009

1. Commercial General Liability insurance, including, but not limited to Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum limits of $1,000,000 per-occurrence and $2,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis.

2. Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, $500,000 each accident, b) by disease, $500,000 per employee with a per policy aggregate of $500,000.

3. Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined single limit of $1,000,000.

B. With reference to the foregoing required insurance, the vendor agrees to the following:

1. A waiver of subrogation in favor of City of Celina, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.

2. The City of Celina, its officials, employees and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.

3. Policies of insurance shall not be cancelled, non-renewed, terminated, or materially changed unless and until thirty (30) days notice has been given to City of Celina.

C. Insurance limits can be met with a combination of primary and excess/umbrella coverage.

D. All insurance shall be purchased from insurance companies that meet a financial rating of A-VI or better as assigned by A.M. Best Company or equivalent.

E. The vendor shall require any contractors, sub-contractors, and other persons doing business with or for the vendor related to the work to maintain at least the insurance as required, or their liability shall be covered by the vendor.

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (hereinafter referred to as the "City") and **RK Hall, LLC** (hereinafter referred to as the "Provider") for **Asphalt Supply** (Awarded bid lines 4, and 9 as primary vendor, and bid lines 1,2,3,6,7 and 8 as secondary vendor), (hereinafter referred to as the "Project"). In consideration of the premises, covenants, and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The City agrees to retain the Provider for, and the Provider agrees to provide services relative to, the following Project: **Asphalt Supply** (hereinafter also referred to as "Services") in accordance with the terms and conditions as set forth in this Agreement and in Exhibit A,B, and C, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A - Best Value Bid.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City. Time is of the essence for this Agreement and work is to commence immediately.

4. **CONTRACT PERIOD.** The contract period for this Agreement is January 15, 2025 through January 14, 2026, with four optional one-year renewals.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit B – Supplier Response**, attached hereto, and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed on a monthly basis with payment available within thirty (30) days after the City's receipt of the invoice for the previous month's Services or as set forth in **Exhibit A.**

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment in accordance with Exhibit A. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, or **emailed to accountspayable@celina-tx.gov**.

8. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of information it furnishes to the Provider.

9. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit C.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM,**

OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

    In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further

agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

18. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A, B, and C, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address

City of Celina	**Provider Mailing Address**
Attn: Contracts	RK-Hall, LLC
142 N. Ohio	5020 SE Loop 286
Celina, TX 75009	Paris, Texas 75460
contracts@celina-tx.gov	landon.davidson@rk-hall.com

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand-delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Collin County, Texas.

27. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

28. **EFFECTIVE DATE.** This Agreement shall be effective once it is signed by the City and the Provider, as indicated below.

EXECUTED in single or multiple originals.

CITY OF CELINA	**PROVIDER**
	Landon Davidson (Dec 30, 2024 10:13 CST)
Robert Ranc, City Manager	Landon Davidson Type/Print Name and Title
Date	30/12/24 Date

Life Connected.

CITY OF CELINA

BEST VALUE BID

ASPHALT SUPPLY

BVB #2025-008

ELECTRONIC SUBMITTAL IS PREFERRED.
WWW.CELINA-TX.GOV/BIDS

The City strongly requests that vendors submit responses electronically. Electronic submission eliminates errors, unnecessary work, and is friendlier to the environment.

For additional information concerning this bid, please contact Dawn Berry, Purchasing Director at 469-813-4194 or purchasing@celina-tx.gov.

Late responses will not be accepted.
Email or facsimile submitted bids will not be accepted.

Virtual Bid Opening Information:

https://events.gcc.teams.microsoft.com/event/167601c3-cff6-4388-8ed7-a81f24760331@b924faa7-d738-4b31-bf7e-2855b4b2b11e

SECTION 1 INSTRUCTIONS/GENERAL INFORMATION

SECTION 2 SPECIFICATIONS/SCOPE OF WORK

SECTION 3 EVALUATION

SECTION 4 SUBMITTAL INSTRUCTIONS

EXHIBITS:

1. GENERAL TERMS & CONDITIONS
2. INSURANCE REQUIREMENTS
3. W9
4. CONFLICT OF INTEREST
5. STATEMENT OF QUALIFICATIONS

SECTION 1: INSTRUCTIONS/GENERAL INFORMATION

1.1 SUBMISSION

Offerors may submit proposals electronically or in hard copy. The City's preference is electronic submission. Refer to Section 4 for detailed submission instructions.

1.2 NO OFFER/NO BID

The City is appreciative of the time and effort you must expend to submit an offer. If you choose not to respond, we would greatly appreciate you indicating any requirement that may have influenced your decision.

1.3 INCLEMENT WEATHER

In the event of inclement weather and City offices are officially closed on the due date, responses will be received until 3:00 PM of the next business day at which time submittals will be publicly opened.

1.4 ACCEPTANCE

It is understood that the City of Celina, reserves the right to accept or reject any and/or all proposals as it shall deem to be in the best interest of the City. Receipt of any proposal shall under no circumstances obligate the City to accept the lowest proposal. The award of the contract shall be made to the responsible proposer whose proposal is determined to be the lowest and best evaluated offer resulting from negotiation, taking into consideration the relative importance of price and other evaluation factors set forth in the request for proposal. The City reserves the right in its sole discretion after evaluation of all responsive bids, to award the work described herein to more than one responsive and responsible Bidder. In such cases where an award is made to more than one responsive and responsible Bidder, the City shall apportion the work among the various primary, secondary and alternate providers in such manner and at such time as it deems appropriate under the circumstances in its sole discretion and no minimum amount or proportion of work is guaranteed to any single provider or class of providers irrespective of such provider's designation as primary, secondary or alternate.

1.5 SUBMITTAL OF CONFIDENTIAL MATERIAL

The Owner considers all Proposal information, documentation and supporting materials submitted in response to this Request for Proposal to be non-confidential and/or non-proprietary in nature, and therefore, shall be subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Sec. 552.001, et seq.) after the award of the contract except for trade secrets and confidential information which the Offeror identifies as proprietary. Any material that is to be considered as CONFIDENTIAL/PROPRIETARY in nature must be clearly marked on each applicable page by the proposer. Marking your entire proposal CONFIDENTIAL/Proprietary is not in conformance with the Texas Public Information Act (*Texas Government Code*, Sec. 552.001, et seq.).

1.6 DISCLOSURE OF CERTAIN RELATIONSHIPS

Chapter 176 of the Texas Local Government Code requires that any proposer or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the proposer or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. Additional information on the statute is available at: http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm.

By submitting a response to this request, the proposer represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

1.7 DISCLOSURE OF INTERESTED PARTIES

In compliance with Section 2252.908 of the Texas Government Code, the City of Celina may not

enter into a contract with a business entity as a result of acceptance or award of this solicitation unless the business entity submits a disclosure of interested parties form as required by this statute. Notification will be given to the business entity recommended for award upon which the business entity will be required to submit the completed form prior to award.

Additional information on the statute may be found at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

1.8 INFORMATION / QUESTIONS

All questions shall be posted to the City's electronic bidding service, by the deadline stated. All questions and answers will be posted online. Proposers are responsible for insuring all answers to questions are reviewed prior to the submittal date. Answers provided to posted questions address minor irregularities and are for clarification purposes only and do not revise or modify the specifications. Answers to questions that result in revisions to the specification will be address by Addendum. No oral statement of any person shall modify or otherwise change, or affect the specification.

1.9 PROPOSER RESPONSIBILITY

It is the responsibility of each proposer before submitting a proposal:

1. To examine thoroughly the specification documents and other related data identified in the proposal documents, to visit the site to become familiar with and satisfy proposer as to the general, local, and site conditions that may affect cost, progress, performance, etc.
2. To consider federal, state, and local laws and regulations that may affect costs, progress, performance, or furnishing of the work.
3. To study and carefully correlate proposer's knowledge and observations with the contract documents and such other related data.
4. To promptly notify the City's Purchasing director of all conflicts, errors, ambiguities, or discrepancies which proposer has discovered in or between the contract documents and such other related documents.

1.10 MINIMUM STANDARDS FOR RESPONSIBLE BIDDERS

A prospective bidder must demonstrate and meet the following requirements:

1. Have adequate financial resources or the ability to obtain such resources as required;
2. Be able to comply with the required or proposed delivery schedule;
3. Have a satisfactory record of performance
4. Have a record of integrity and ethics; and
5. Be qualified and eligible, as determined by the City, to receive an award.

1.11 ASSIGNMENT

The successful bidder shall not sell, assign, transfer or convey the contract in whole or in part, without the prior written consent of the City.

1.12 EX PARTE COMMUNICATION

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period.
The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

SECTION 2: SPECIFICATION / SCOPE OF WORK

The City of Celina (City) is seeking to establish a fixed price agreement for asphalt. Asphalt will be purchased as needed. All fees and surcharges must be included in the unit price.

Minimum Qualifications

- Must have delivery options for all products within the City of Celina
- Must be able to deliver during City business hours (7:00 AM to 5:30 PM)
- Must have been in business for a minimum of five years

Estimated Order Quantities

The following are the total estimated order quantities across both delivery by vendor and pick-up by City options:

- Contractor provided HMAC type D: 800 Tons
- Contractor provided HMAC type B: 100 Tons
- Contractor provided HMAC type C: 100 Tons
- Cold Mix: 75 Tons
- PCT PHPM-50 Pothole & overlay membrane & Tack: 3 Totes

Purchase Orders/Work Authorization

A purchase order will be issued on an annual basis.

All invoices may be submitted to one of the addresses listed below.

City of Celina
Accounts Payable
142 N. Ohio
Celina, TX 75009

Email: accountspayable@celina-tx.gov
(email is the preferred method)

Insurance Requirements

The City of Celina's insurance requirements are attached as Exhibit 2. Upon notification of award, successful vendors will be required to provide a certificate of insurance meeting these requirements. The completed certificate of insurance **does not** have to be supplied with the bid.

Award

The City intends to make an award using the evaluation criteria and other factors as indicated below.

The City reserves the right to award to a primary, secondary, and tertiary vendor. In the event that the Primary vendor is unable to fulfill an order the City may move to the secondary vendor.

Change Orders

No oral statement of any person shall modify or otherwise change, or affect the terms, conditions, or specifications stated in the resulting contract. All change orders to the contract will be made in writing by the City.

Contractor Operations

- Contractor will operate as an independent contractor and not as an agent, representative, partner, or employee of the City and shall control his operations at the work site and be solely responsible for the acts or omissions of his employees.
- All wages, taxes, and worker's compensation of all contract employees shall be paid by the Contractor.

Insurance Requirements

Vendor must be able to provide a current insurance certificate which meets the requirements listed in

the insurance requirements attachment upon notice of award.

Orders

- All orders for goods and services must be in the form of a City-issued purchase order or paid for with a City-issued credit card at the time the order is placed. If an employee fails to provide either a PO or credit card, the order should be denied.
- Credit card receipts must be detailed and clearly show the amount paid.
- Invoices may be submitted to one of the addresses listed below under "Payment Terms".
- All invoices must be made out to the City of Celina and include the invoice date, date of service, and PO number clearly showing what was purchased.

Payment Terms

Invoices submitted without a purchase order will not be paid. The City's payment terms are Net 30.

The successful bidder must submit invoices to:

City of Celina or accountspayable@celina-tx.gov

Accounts Payable

142 N. Ohio Street

Celina, TX 75009

Special Conditions

- Distance from the plant to City Limits must be no more than thirty (30) minutes apart.
- The vendor must be able to make deliveries within seven (7) days of placing the order.
- City reserves the right to refuse material on-site depending on a slump test and/or temperatures
- exceeding ninety–five degrees (95) Fahrenheit.

Term

- The contract will be a one-year firm price contract, with the option to renew the contract for an additional four one-year periods under the same terms and conditions.

Pricing

- Prices are to be firm for the first term. Bidder may request a percentage increase based on the current Dallas–Fort Worth Consumer Price Index U (CPI-U).
- Increase may not be more than the index and vendor will be required to provide documentation of the need to increase the contract pricing.

Material Specification

- Cold Mix Technical and Performance Specifications Except as otherwise noted, all provisions to the following items of the Texas Department of Transportation standard specifications and construction of highways, streets and bridges, dated February 2014 or later, shall govern the work done under this contract.
- All testing for Cold Mix Asphalt shall conform to the “ASTM”, “AASHTO” and/or “TxDOT” tests

General

The bituminous polymer-modified cold patching material must be designed to be applied in the ambient temperature range of 0°F to 100°F. The mixture will provide satisfactory coating, workability, adhesive, and cohesive characteristics while functioning during cool-to-hot and/or wet-to-dry climatic conditions.

Liquid Asphalt Blend

The liquid asphalt component used shall be polymer-modified PG 64-22 and be capable of passing

AASHTO T-182 as modified.

Aggregate

The aggregate type is limestone. The gradation should comply with the following ASTM or ASSHTO limits.

Cold / All Weather Asphalt Mix Specifications

Sieve	Percent Passing
3/4”	100
1/2”	100
3/8”	100
No. 4	70 – 100
No. 10	28 – 40
No. 40	0 – 10
No. 80	0 – 6
No. 200	0 – 3.5
Extraction	ASTM D2172 0.5%
Gradation	AASHTO T-30
Resistance to Water Damage	AASHTO T – 182 Modified + 95%
Outdoor Shelf Life	One Year, 50 Ton Min. @ 6’ Height

SECTION 3: EVALUATION

3.1 AWARD

A committee will evaluate submissions received in accordance with the general criteria defined herein. Failure of respondents to provide any information requested in this BVB in their submission may result in disqualification of the submission. The objective of the review committee is to select the vendor that offers the best value for the City.

3.2 SUBSTANTIVE PROPOSALS

The respondent, by submitting a response, certifies the following:

a. that his bid submittal is genuine and is not made in the interest of, or on behalf of, any undisclosed person, firm, or corporation;

b. that he has not directly or indirectly induced or solicited any other respondent to put in a false or sham bid;

c. that he has not solicited or induced any other person, firm, or corporation from proposing; and (d) that he has not sought by collusion to obtain for himself any advantage over any other respondents or over the City of Celina.

Submittals will be scored as follows:

Price	50 Points
Experience	25 Points
Location	15 Points
Delivery Terms	10 Points

SECTION 4: SUBMITTAL PROCEDURES

4.1 SUBMISSION REQUIREMENTS

The City of Celina uses an electronic procurement system to deliver and accept bids/proposals. The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment. Your cooperation is appreciated. Email or Fax submissions will not be accepted.

4.2 DUE DATE AND TIME

Bids must be received prior to the due date and time. Late responses will NOT be accepted.

4.2 LATE BIDS

Bids will NOT be accepted after the date and time listed. The City of Celina uses the time listed in eProcurement system. The City is not responsible for lateness of mail, carriers, internet connectivity, website issues, etc.

4.3 BID SUBMITTALS

Bids shall be submitted on the forms provided to insure complete uniformity of wording of all bids. Bids may be rejected if they show any omissions, alterations in wording, conditional clauses, or irregularities of any kind.

4.3 ACCEPTANCE

Any offer received shall be considered an offer, which may be accepted based on initial submission without discussions or negotiations. By submitting an offer in response to this solicitation the proposer agrees that any offer it submits may be accepted by the City at any time within 90 days from the close date.

a) **Electronic Submission** – Electronic submission is quick and easy. Simply visit the website at www.celina-tx.gov/bids and complete the following tasks.

i) Log in
ii) Attachments - Download specifications and all required forms.
iii) Attributes – Answer any questions listed.
iv) Response Attachments - Upload completed required forms. Max size 100 MB.
v) Line Items – Enter Unit Pricing, if required.
vi) Response Submission – Complete the required information and electronically sign and submit the response.

b) **Help/Assistance with electronic submission.**

i) Contact Purchasing at purchasing@celina-tx.gov .
ii) Click the HELP link after log in on the top right of your screen.

2025-008 Addendum 1
RK-Hall, LLC
Supplier Response

Event Information

Number:	2025-008 Addendum 1
Title:	Asphalt Supply
Type:	Best Value Bid
Issue Date:	11/4/2024
Deadline:	11/19/2024 10:00 AM (CT)
Notes:	The City of Celina is accepting bids from qualified firms for the supply of asphalt.

Contact Information

Contact: BENJAMIN SUTTON
Address: Purchasing
City Hall
142 N. Ohio
Celina, TX 75009
Email: BSUTTON@CELINA-TX.GOV

RK-Hall, LLC Information

Contact: Brandon Gibson
Address: 5020 SE Loop 286
Paris, TX 75460
Phone: (903) 785-8941
Email: brandon.gibson@rk-hall.com

Undersigned affirms: 1. They have read and understand the requirements of this request; 2. They are duly authorized to sign and submit this response on behalf of the firm named in this submittal. 3. The proposal has not been prepared in collusion with any other proposer, and that the contents of the proposal as it relates to the pricing, terms or conditions of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this proposal.

Landon Davidson
Signature

landon.davidson@rk-hall.com
Email

Submitted at 11/12/2024 10:30:08 AM (CT)

Requested Attachments

CIQ - Conflict of Interest

CIQ City of Celina.pdf

Complete the CIQ form located in the Attachments Tab and upload here. Must not be submitted blank.

W9

W 9 2024.pdf

Complete the W9 form located in the Attachments Tab and upload here. Must not be submitted blank.

Statement of Qualifications

Statement of Qualification Form.pdf

Complete the SOQ form located in the Attachments Tab and upload here. Must not be submitted blank.

Form 1295

1295 City of Celina 2024.pdf

Complete the form 1295 electronically and upload the signed form here. Must not be submitted blank.

Affidavit of No Prohibited Interests

Affidavit of no prohibited interest.pdf

Complete the affidavit located in the Attachments Tab and upload here. Must not be submitted blank.

Certificate of Account Status

Franchise Tax Account.pdf

Please upload the Certificate of Account Status. See attribute 41 for details. Must not be submitted blank.

Bid Attributes

1	**Electronic Submission** ***The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.***

2 Term of Contract

The contract is for one year (1) with the option to renew the agreement for up to four (4) additional one (1) year periods. Both parties must be in agreement. Either party must notify the other within sixty days of intent not to renew the contract. Certify in the field provided that you agree to this term.

Yes, we agree,

3 Bid Acceptance

All bids will remain subject to acceptance for a period of 90 days.

4 Retracting Your Bid - Making Modifications after submission.

Modification to or Withdrawal of Submission
Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline:

1. Log into your account, click the retract link at the top of the page.
    - Select "NO BID" if you are choosing **not** to re-submit; or
    - **Make the required changes and resubmit your response.**
    - See the help section in the top right of the window for further details.

5 Local Preference Policy

The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract.

This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged.

Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council.

Applications for local preference may downloaded from the City's Procurement website located here.

6 Non-Collusion

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

7 **Cooperative Agreement**

Successful bidder agrees to extend prices to all entities that have entered into or will enter into an Interlocal Agreement with the City. As permitted under by Texas Government Code the successful bidder may be asked to provide products/services, based upon bid price, to any other entity with an executed Interlocal Agreement.

The City maintains Interlocal Agreements with entities throughout the Dallas - Fort Worth area. Agreements may be viewed at www.celina-tx.gov/bids by selecting the **contracts** link.

Agree

8 **Insurance**

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

9 **Contact Person**

Name and Title

Landon Davidson - Sales

10 **Contact Person Phone**

(903) 715-5211

11 **Contact Person Email**

landon.davidson@rk-hall.com

12 **Main Office Location**

6630 FM 120 Denison, TX 75020

13 **Years in Business**

15

14 **Office Location**

Please list your corporate office location and any branch locations in Texas.

5020 SE Loop 286 Paris, TX 75460

15 **Business Name**

Has your business operated under the same name? If no, under what former name has your organization operated?

RK-Hall, LLC

16 **Binding Official**

The name of the binding official granted the power to execute agreements.

Landon Davidson

17 **Binding Official Email Address**

landon.davidson@rk-hall.com

18 **Licensing**

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

Asphalt, Concrete and Aggregates. We supply materials to TxDOT, Cities and Counties to all NE Texas locations.

19 **SB 252**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

20 **HB 89 ISRAEL**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

21 **SB 13 Boycotting Energy Companies**

In accordance with SB 13, I certify as the respondent and submitter for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

22 **SB 19 Firearm and ammunition industries**

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

23 **Felony Conviction**

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

N/A

24 **Risk 1: Taxes - Local**

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

Yes

25 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

Yes

26 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

No

27 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

No

28 **Risk 5: Bonding**

In the past five (5) years, has your business/company/organization had its surety called upon to complete any contract, whether government or private sector? If yes, please enclose details.

No

29 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

No

30 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

No

31 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

No

32 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

No

33 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

No

34 **Exceptions / Comments**

List any Exceptions or Comments you have here. If none, enter: NONE.

N/A

35 **ACH**

All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

36 **Invoices**

All invoices must reference the City of Celina's Purchase Order/Department Purchase Order number, department name, job site location, city employee requesting service, and a **complete breakdown of charges**. The breakdown on the invoice should be in accordance with the bid pricing. If applicable, invoices should provide clear detail and breakdown for labor (to include hourly rate and cost per hour), and mark-up on parts/materials should be provided on the invoice and extended (detail to show vendors cost, and then extended to show markup). All original invoices must be sent to accountspayable@celina-tx.gov.

37 **Public or Private**

Is your business publicly traded?

Yes

38 **State of Texas Registration**

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

Yes

39 **Ex-Parte Communication**

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

40 **Certificate of Interested Parties Electronic Filing Form 1295**

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at: https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

41 **Tax Account Status**

Provide a copy of your certificate of account status from the Texas State Comptrollers office. Upload the certificate to the response attachments tab. Instructions on how to obtain copies can be found athttps://mycpa.cpa.state.tx.us/coa/search.do

Attached

42 **Addendum 1**

Please acknowledge receipt of addendum 1.

☑ I acknowledge receipt of Addendum 1

Bid Lines

1 Contractor provided HMAC type D per ton (Delivery)

Quantity: 1 UOM: TON Unit Price: $96.50 Total: $96.50

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

17 tons

2 Contractor provided HMAC type B per ton (Delivery)

Quantity: 1 UOM: TON Unit Price: $96.50 Total: $96.50

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

17 tons

3 Contractor provided HMAC type C per ton (Delivery)

Quantity: 1 UOM: TON Unit Price: $96.50 Total: $96.50

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

17 tons

4 Cold Mix per Ton (Delivery)

Quantity: 1 UOM: TON Unit Price: $110.50 Total: $110.50

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

17 tons

5 PCT PHPM-50 Pothole & overlay membrane & Tack (Delivery)

Quantity: 1 UOM: TOTE ***No Bid***

Item Notes: This line should be priced to include delivery. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

No response

6 Contractor provided HMAC type D per ton (Pick-Up)

Quantity: 1 UOM: TON Unit Price: $86.00 Total: $86.00

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

No minimum

7 Contractor provided HMAC type B per ton (Pick-Up)

Quantity: 1 UOM: TON Unit Price: $86.00 Total: $86.00

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

No minimum

8 Contractor provided HMAC type C per ton (Pick-Up)

Quantity: 1 UOM: TON Unit Price: $86.00 Total: $86.00

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

No minimum

9 Cold Mix per Ton (Pick-Up)

Quantity: 1 UOM: TON Unit Price: $100.00 Total: $100.00

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

No minimum

10 PCT PHPM-50 Pothole & overlay membrane & Tack (Pick-Up)

Quantity: 1 UOM: TOTE ***No Bid***

Item Notes: This line should be priced for pick-up from vendor location by City of Celina. Price must include all fees. No other fees will be paid outside the unit price listed.

Item Attributes

1. Minimum Order Quantity

What is your minimum order quantity?

No response

11 Mark-up Percent for Products Not Listed in Bid

(Line excluded from response total)

Quantity: 1 UOM: Percent ***No Bid***

Item Notes: This is a flat percent mark-up to be applied to all products that are not listed in this bid. Please provide a product list.

Item Attributes

1. Product List

Please provide a product list for all products not specifically named in this bid.

No response

Response Total: $758.00

EXHIBIT A

INSURANCE REQUIREMENTS
GENERAL CONTRACTS FOR SERVICES

A. Before commencing work, the vendor shall, at its own expense, procure, pay for and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of Celina. The vendor shall furnish to the City of Celina certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Celina
c/o Purchasing
142 N. Ohio Street
Celina, TX 75009

1. Commercial General Liability insurance, including, but not limited to Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum limits of $1,000,000 per-occurrence and $2,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis.

2. Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, $500,000 each accident, b) by disease, $500,000 per employee with a per policy aggregate of $500,000.

3. Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined single limit of $1,000,000.

B. With reference to the foregoing required insurance, the vendor agrees to the following:

1. A waiver of subrogation in favor of City of Celina, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.

2. The City of Celina, its officials, employees and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.

3. Policies of insurance shall not be cancelled, non-renewed, terminated, or materially changed unless and until thirty (30) days notice has been given to City of Celina.

C. Insurance limits can be met with a combination of primary and excess/umbrella coverage.

D. All insurance shall be purchased from insurance companies that meet a financial rating of A-VI or better as assigned by A.M. Best Company or equivalent.

E. The vendor shall require any contractors, sub-contractors, and other persons doing business with or for the vendor related to the work to maintain at least the insurance as required, or their liability shall be covered by the vendor.

Supplier Scoring Summary — 2025-008 Addendum 1 - Asphalt Supply

Supplier	Rank	Score	Price	Price	Experience	Client 1	Client 2	Client 3	Client 4	Client 5	Location	Location	Delivery Terms	Delivery Terms
		100		50.00		5.00	5.00	5.00	5.00	5.00		15.00		10.00
Austin Asphalt, Inc.	1	98.10		49.43		5.00	5.00	5.00	5.00	5.00		15.00		8.67
RK-Hall, LLC	2	91.57		45.24		5.00	5.00	5.00	5.00	5.00		12.00		9.33
		94.84		**47.34**		**5.00**	**5.00**	**5.00**	**5.00**	**5.00**		**13.50**		**9.00**

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2025-008
SOLICITATION NAME: Asphalt Supply
PROJECT #: N/A

Bid Opening Date	November 19, 2024	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	182
Number of Submissions:	3
Number of Non-Responsive Bids:	1
Number of Responsive Bids:	2
Number of No Bids	2
Did any vendor apply for Local Preference? (Y/N)	N

Review/Evaluation:
Purchasing completed an initial review to determine each bidder's responsiveness. Bidder Unique Paving Materials Corp, deemed non-responsive, did not meet the special condition that the supplying plant be a distance of 30 minutes or less from the City limits. Unique Paving Materials Corp also submitted pricing for an alternative product not specified in the solicitation. This alternative product was the only pricing submitted. The remaining responses were then sent to the Department for further review. The Department completed its evaluation and recommends awarding to both a primary and secondary vendor. This approach is both fiscally responsible and guarantees that if one vendor is unable to supply the necessary materials within the specified time frame, we have an alternative option to avoid any disruptions in the maintenance schedule.

Recommendation:
Upon completion of the review, the requesting department recommends the following vendor(s):

Recommended Vendor(s):	Austin Ashpalt, Inc and RK-Hall, LLC
Contract Term:	One year with four renewal options.

Benjamin Sutton	12/18/2024
Submitted By	Date

Tab Sheet
2025-008
Asphalt Supply 2025-008

				Unique Paving Materials Corp.		RK-Hall, LLC		Austin Asphalt, Inc.	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Contractor provided HMAC type D per ton (Delivery)	1	TON	No Bid		$96.50	$96.50	**$87.75**	$87.75
2	Contractor provided HMAC type B per ton(Delivery)	1	TON	No Bid		$96.50	$96.50	**$81.00**	$81.00
3	Contractor provided HMAC type C per ton(Delivery)	1	TON	No Bid		$96.50	$96.50	**$87.75**	$87.75
4	Cold Mix per Ton(Delivery)	1	TON	$135.94	$135.94	**$110.50**	$110.50	$135.00	$135.00
5	PCT PHPM-50 Pothole & overlay membrane & Tack(Delivery)	1	TOTE	No Bid		No Bid		**$45.00**	$45.00
6	Contractor provided HMAC type D per ton (Pick-Up)	1	TON	No Bid		$86.00	$86.00	**$77.75**	$77.75
7	Contractor provided HMAC type B per ton (Pick-Up)	1	TON	No Bid		$86.00	$86.00	**$71.00**	$71.00
8	Contractor provided HMAC type C per ton(Pick-Up)	1	TON	No Bid		$86.00	$86.00	**$77.75**	$77.75
9	Cold Mix per Ton(Pick-Up)	1	TON	$118.00	$118.00	**$100.00**	$100.00	$125.00	$125.00
10	PCT PHPM-50 Pothole & overlay membrane & Tack(Pick-Up)	1	TOTE	No Bid		No Bid		**$45.00**	$45.00
11	Mark-up Percent for Products Not Listed in Bid	1	Percent	No Bid		No Bid		0.0%	
					$ 253.94		**$ 758.00**		**$ 833.00**

Asphalt Material Supply Bid

Andrew Figueroa
January 14, 2025

AGENDA OVERVIEW

- Consider and act to award bid 2025-008 to Austin Asphalt and RK Hall as primary and secondary vendors according to the line items listed in bid 2025-008. For an annual amount of $120,620.00 for a contract term of one year with four renewal options in an amount not to exceed $603,100.00 at the unit prices listed and not to exceed the annual budgeted amount.

- Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

- Asphalt Supply Bid 2025-008 is to procure asphalt materials required for upcoming road maintenance and repair projects within the City of Celina.

- Staff recommends awarding the 2025-008 bid as presented to both a primary and secondary vendor.

AWARD RECOMMENDATION

Austin Asphalt, LLC

- Primary:
  - Line items 1, 2, 3, 5, 6, 7, 8, and 10
- Secondary:
  - Line items 4 and 9

RK Hall, Inc.

- Primary:
  - Line items 4 and 9
- Secondary:
  - Line items 1, 2, 3, 5, 6, 7, and 8

BID LINE ITEM LIST

				RK-Hall, LLC		Austin Asphalt, Inc.	
				Total Price	$758.00	Total Price	$833.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
1	HMAC type D per ton (Delivery)	1	TON	$96.50	$96.50	$87.75	$87.75
2	HMAC type B per ton (Delivery)	1	TON	$96.50	$96.50	$81.00	$81.00
3	HMAC type C per ton (Delivery)	1	TON	$96.50	$96.50	$87.75	$87.75
4	Cold Mix per Ton (Delivery)	1	TON	$110.50	$110.50	$135.00	$135.00
5	PCT PHPM-50 Pothole & overlay membrane & Tack (Delivery)	1	TOTE	No Bid		$45.00	$45.00
6	HMAC type D per ton (Pick-Up)	1	TON	$86.00	$86.00	$77.75	$77.75
7	HMAC type B per ton (Pick-Up)	1	TON	$86.00	$86.00	$71.00	$71.00
8	HMAC type C per ton (Pick-Up)	1	TON	$86.00	$86.00	$77.75	$77.75
9	Cold Mix per Ton (Pick-Up)	1	TON	$100.00	$100.00	$125.00	$125.00
10	PCT PHPM-50 Pothole & overlay membrane & Tack (Pick-Up)	1	TOTE	No Bid		$45.00	$45.00
11	Mark-up Percent for Products Not Listed in Bid	1	Percent	No Bid		0.0%	

QUESTIONS?

Life Connected.

Public Works
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andrew Figueroa, Director of Public Works
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andrew Figueroa
Date:	January 14, 2025
Re:	Annual Street Maintenance Design and Engineering Construction Services

---

Action Requested:
Consider and act to approve a work authorization for engineering services from TRC Engineers, Inc., for the 2025 Annual Street Maintenance (ASM) Program and FY26 Roadway preliminary engineering design services in an amount not to exceed $272,870.00. (Figueroa)

Background Information:
The 2025 Annual Street Maintenance (ASM) Program includes engineering services for the repair and/or replacement of various roadways within the City. This will involve topographic surveys, geotechnical reporting, and construction administration. The streets scheduled for maintenance in the FY2025 ASM include all streets in DC Ranch Phase One and Two, along with additional spot repairs, crack sealing, striping, and micro surfacing for various areas around the city.

The ASM program is essential for the ongoing maintenance of city-owned streets. In 2023, the City conducted a Pavement Condition Index (PCI) study, which was presented to the City Council in September. The average PCI rating for the segments surveyed was 82. The ASM and Capital Improvement programs work in tandem to address roadways with a PCI rating of 55 or lower. The table below summarizes the PCI Rnaking and the projected cost per segment.

Street	PCI Ranking Phase 1(2)	Cost ($)
Bandana	32 (NA)	902,060
Canyon	36 (89)	558,313
Cattle	22 (91)	558,303
DC Ranch Way	61 (NA)	226,435

Lariat	52 (91)	812,233
Stamped	NA (93)	198,816
Tapadero	31 (93)	736,345
	TOTAL	3,992,805

Additionally, preliminary design services for the 2026 ASM will include engineering services for topographic surveying, geotechnical assessments, and civil engineering plans for the next set of roadways scheduled for rehabilitation. The streets included in the FY2026 program are Louisiana, Walnut, Ash, Colorado, and Oak.

Legal Review:
The contract has been previously reviewed and approved.

Supporting Documents:
1. Work Authorization to MSA - TRC_2025 ASM_Rev1
2. FY 25 ASM Construction Exhibit_12-18-2024
3. Preliminary Design for FY 26 ASM Construction Exhibit_12-18-2024
4. ASM FY25 Construction -26 Design Services

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approving the work authorization as presented.

EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 TRC	MAPS Date:	10/10/2022

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **TRC Engineers, Inc.** (Engineer or Consultant); Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Project Name:	2025 Annual Street Maintenance		
Task Order #		**Task Order Date:**	
Engineer:	TRC Engineers, Inc.		
Purchase Order#:		**Project #:**	640103
Engineer Representative	Justin Thomas	**Owner Representative:**	Andrew Figueroa

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10th of each month.
Invoice Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov & **afigueroa@celina-tx.gov** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans** X **are** _____ **are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.
5. **Other: Design schedule shall be submitted for work orders where the scope of work duration surpasses ninety (90) calendar days.**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**
4. **Deliverables:** **Attach as Exhibit D**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA	**ENGINEER**
	Justin Thomas Digitally signed by Justin Thomas DN: C=US, E=jthomas@trccompanies.com, O=TRC, OU=TRC, CN=Justin Thomas Date: 2024.12.18 16:23:10-06'00'
Signature	Signature
	Justin Thomas, Area Director Infrastructure
Printed Name & Title	Printed Name & Title
	12/18/2024
Date	Date

700 Highlander Blvd.
Suite 210
Arlington, TX 76015

T 817.522.1000
TRCcompanies.com

December 18, 2024

Mr. Andrew Figueroa
Director of Public Works
142 N. Ohio Street
Celina, TX 75009

Re: 2025 Annual Street Maintenance
FY 2025 Construction and FY 2026 Preliminary Design Services
Engineering Services Proposal

Dear Mr. Figueroa:

The City of Celina (City) has requested that TRC Engineers, Inc. (TRC) provide this engineering proposal for design services related to the above referenced project. The overall project consists of reconstructing various roadways as identified by City staff. A preliminary construction cost estimate is attached for the City's use.

This work would be provided as a task order under the Master Service Agreement (MSA) executed between the City and TRC.

The opportunity to provide this proposal is greatly appreciated. If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

Justin Thomas

Justin Thomas, P.E.
Area Director - Infrastructure
TRC Engineers, Inc.
TBPELS Firm No. F-8632

Attachments

ATTACHMENT A
TRC SCOPE OF WORK

CITY OF CELINA, TEXAS
2025 ANNUAL STREET MAINTENANCE

PROJECT DESCRIPTION

The project will consist of replacing and/or repairing aging asphalt pavement. The proposed pavement will be asphalt with cement treated full depth repair (FDR) of existing roadway for base or as otherwise indicated below. The specific areas are shown on the attached 2025 Maintenance Project exhibit with approximate road lengths include:

FY 2025 ASM Construction:

1. DC Ranch Phase 1 - FDR
    a. Bandana (1,930 LF)
    b. Canyon (960 LF)
    c. Cattle (960 LF)
    d. Tapadero (1,360 LF)
    e. Lariat (1,550 LF)
    f. DC Ranch Way (400 LF)
2. DC Ranch Phase 2 – Surface Treatment Only, no FDR.
    a. Stampede (1,930 LF)
    g. Canyon (960 LF)
    h. Cattle (960 LF)
    b. Tapadero (905 LF)
    c. Lariat (780 LF)
3. FY 2025 Miscellaneous Spot Repairs (Concrete Panel Replacement, Crack Sealing, Microsurfacing)

Preliminary Design for FY 2026 ASM Construction:

4. Louisiana (Walnut to Ash St) (1,500 LF) - FDR and Culvert Repair
5. Walnut (Arkansas to Louisiana) (1,400 LF) - FDR and Culvert Repair
6. Ash (Utah to Alabama) (480 LF) – FDR and Concrete Curb Repair
7. Colorado (Walnut to Ash) (1,460 LF) - FDR and Culvert Repair
8. Oak (Ohio to Alabama) (2,100 LF) – FDR and Culvert Repair
9. FY 2026 Miscellaneous Spot Repairs (Concrete Panel Replacement, Crack Sealing, Microsurfacing)

TASK 1 – TOPOGRAPHIC SURVEYING

TRC will provide topographical data as required to complete the engineering design. Survey data will be provided in AutoCAD format and include an existing basemap showing locations of street ROW, property lines, easements, fences, culverts and other pertinent existing features within the project area. Surveyor will contact utility locating service prior to fieldwork for marking of underground utility lines and provide deed research of adjacent property ownership within the proposed project area. The survey will provide control points for use during construction. The survey will encompass the width of the Right-of-Way (ROW) for each street section.

This task applies to the following roads from the Project Description list:

- DC Ranch Phases 1 and 2 – Plan sheets were previously prepared under 2024 ASM project based solely on aerial/GIS information. This task will provide field topographical survey to confirm existing conditions.
- Louisiana, Walnut, Ash, Colorado and Oak.

Miscellaneous spot repair locations will not require survey, and these areas are not included with this Scope of Work.

TASK 2 – GEOTECHNICAL

TRC will provide a geotechnical report of the existing soils. This will include borings (up to a total of 37 borings) at strategically spaced locations within each project site to a depth of 10 feet using a truck mounted drilling rig. The report will include a site map of all borings, boring log with soil description, groundwater information, and pavement section recommendations.

This task applies to the following roads from the Project Description list:

- Louisiana, Walnut, Ash, Colorado and Oak

Geotechnical information for DC Ranch roads will be based upon the previously prepared geotechnical report by Geotex dated April 8, 2024 that was provided with the City's 2024 ASM project.

TASK 3 – CIVIL ENGINEERING

TRC will prepare detailed plans and specifications for use in reconstructing various asphalt streets. Plan sheets will include horizontal locations of the streets, including standard notes and details.

It is anticipated that TRC will submit a 60%, 90% and 100% set of construction plans for the City to review. TRC will attend design progress meetings and provide updated engineer's opinion of probable construction costs with each submittal.

A portion of the project area lies within BNSF R.O.W. along E. Walnut Street and we anticipate coordination with BNSF will be necessary for approval of the improvements. TRC will meet with the City and BNSF (if necessary) to discuss the project. TRC anticipates the at-grade railroad crossing will need to meet BNSF guidelines.

This task applies to the following roads from the Project Description list:

- DC Ranch Phase 1 and 2 – Plan sheets were previously prepared under 2024 ASM project based solely on aerial/GIS information. This task will update the plan sheets to include field topographical survey.
- Louisiana, Walnut, Ash, Colorado and Oak
- Miscellaneous spot repair locations will be shown on an overall location map with addresses provided by the City, along with typical standard details.

TASK 4 - CONSTRUCTION ADMINISTRATION

Bidding and Construction Administration - TRC will assist the City in the bid process including preparation of bid advertisement document, attendance at a pre-bid meeting if necessary, respond to contractor questions, preparation of addenda, assist the City in the opening and tabulation of bids, prepare award recommendation letter and prepare construction contract documents. After the bidding is completed, TRC will provide updated construction plans and specifications to include the bid addenda for use during construction.

Throughout construction, TRC will assist the City with contractor correspondence, materials submittal review, respond to contractor requests for information (RFI), contractor pay request reviews, attendance at one preconstruction meeting, attendance at monthly progress meetings (maximum of seven) with the contractor, periodic site visits (maximum of two), final inspection with the contractor and City staff, preparation of punch list and record drawing preparation based on the contractor's as-built plans.

This task applies to the following roads from the Project Description FY 2025 Construction list:

- DC Ranch Phase 1 and 2
- FY 2025 Miscellaneous Spot Repairs

Roads for the Preliminary Design for FY 2026 Construction list will be constructed at a later date and construction administration for FY 2026 is not included within this Scope of Work.

TASK 5 – POST CONSTRUCTION ASBUILT SURVEY

TRC will provide topographical data as required of the improvements after construction is completed. Survey data will be provided in AutoCAD format and compared to the Topographic Survey provided under Task 1. Survey points will include vertical and horizontal information within the project limits of the edges of pavement, any ditch improvements, culvert replacements and/or any grading disturbed areas.

This task applies to the following roads from the Project Description FY 2025 Construction list:

- DC Ranch Phase 1 and 2
- Miscellaneous Spot Repairs

Roads for the Preliminary Design for FY 2026 Construction list will be constructed at a later date and asbuilt surveys for FY 2026 are not included within this Scope of Work.

ASSUMPTIONS

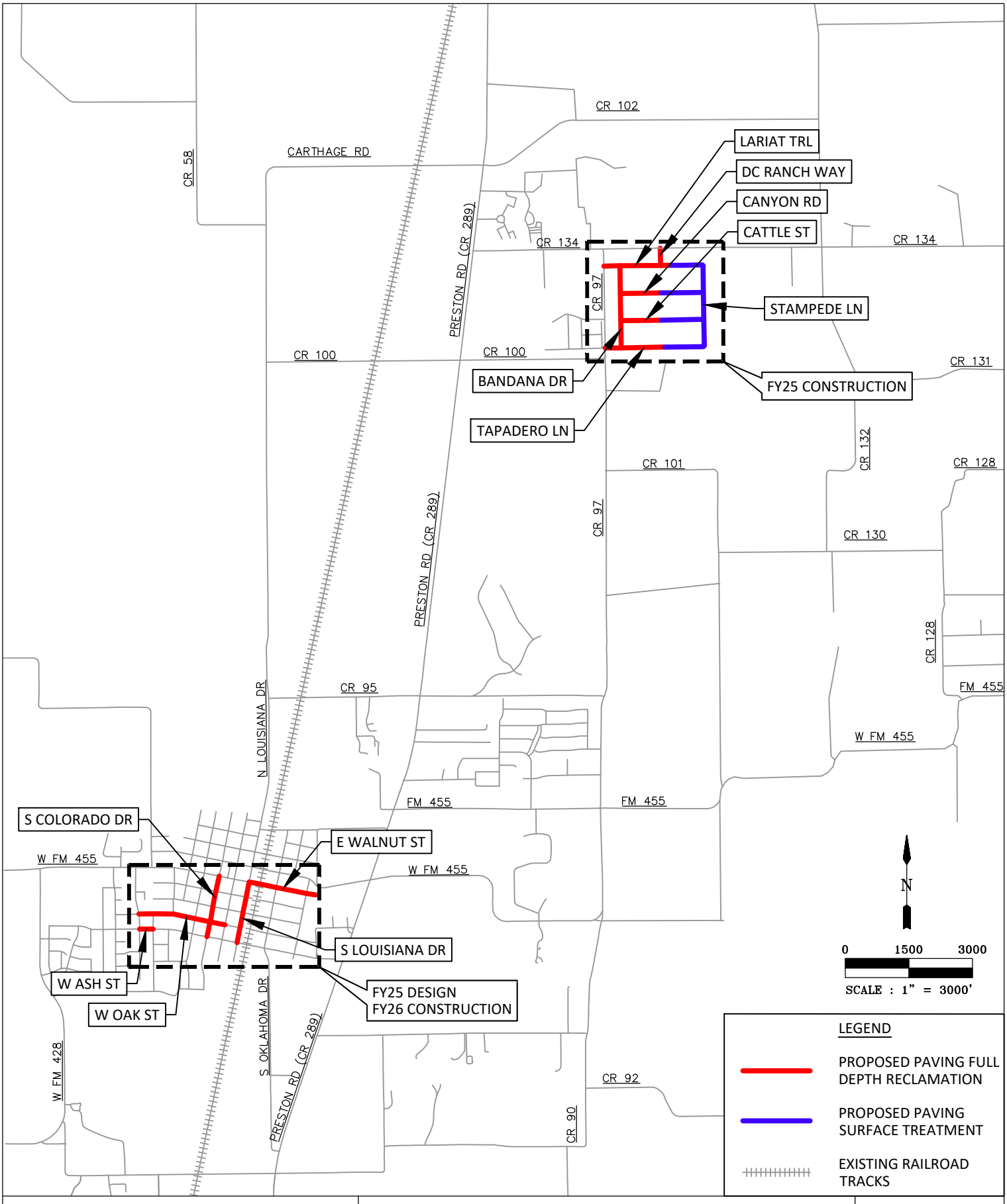
The following assumptions apply to the basis of costs for this project:

- Plan and bid documents will be per TRC's and the City's standards.
- City will be responsible for arranging ROW, easement, and/or property access prior to commencement of fieldwork.
- FY 2025 ASM Construction will be bid and awarded to one general contractor.
- Existing culverts and drainage ditches will be evaluated along the roadways. Any culverts in poor condition will be replaced as needed.
- No improvements will be needed for the existing water and sanitary sewer facilities within these project limits.
- Paving plan sheets will show horizontal layouts only, no vertical profile elevations of the roads will be provided.
- The plan sheet for the Miscellaneous Spot Repairs will consist of an overall map from the City's GIS mapping information only showing the locations of each repair. Surveying and detailed plan sheets will not be provided at each location.
- No improvements will be needed to the existing BNSF railroad crossing at Walnut Street and City pavement will stop short of the tracks.

EXCLUSIONS

The following items are excluded from the Scope of Work:

- Drainage design.
- Water and sanitary sewer design.
- Landscape and irrigation.
- Continuous construction inspection, staking or services other than those listed above.
- Franchise utility coordination.
- Detailed title search or title policy.
- Preparation of final plats, Right-of-Way or easement documents.
- Environmental or permitting services



TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TEXAS 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 – 1000

ANNUAL STREET MAINTENANCE PRELIMINARY DESIGN EXHIBIT CELINA, TX 12/18/2024

CELINA TEXAS EST. 1876
Life Connected.

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ATTACHMENT B

COMPENSATION FOR SERVICES

The cost to provide the design engineering services will be invoiced as a lump sum project. This lump sum fee includes labor and material costs associated with the Scope of Work identified above. A breakdown of the costs for the City's review is shown below.

Tasks:

1.	Topographic Survey	$ 59,290
2.	Geotechnical	$ 33,910
3.	Civil Engineering	$ 142,100
4.	Construction Administration	$ 12,920
5.	Post Construction Asbuilt Survey	$ 24,650
	TOTAL CONTRACT AMOUNT:	**$ 272,870**

TRC's fees above are based on a continuous flow of work. Any delays or restrictions, caused by customer or customer's sub consultants, which result in idle-time or inefficiencies, could be cause for additional compensation. The payment schedule will be via progress billing (percent complete for each task).

ATTACHMENT C

TIMELINE/SCHEDULE

Assuming the Notice to Proceed from the City is provided to TRC in January 2025, we estimate the milestone timeline as follows:

FY 2025 ASM Construction:

1. Topographic Survey – February 2025
2. Geotechnical – Completed April 2024
3. Engineering Design – February 2025
4. Bidding – March 2025
5. Construction Award - April 2025
6. Construction Completion – September 2025
7. Record Drawings – September 2025

Preliminary Design for FY 2026 ASM Construction:

1. Topographic Survey – March 2025
2. Geotechnical – March 2025
3. Engineering Design – May 2025

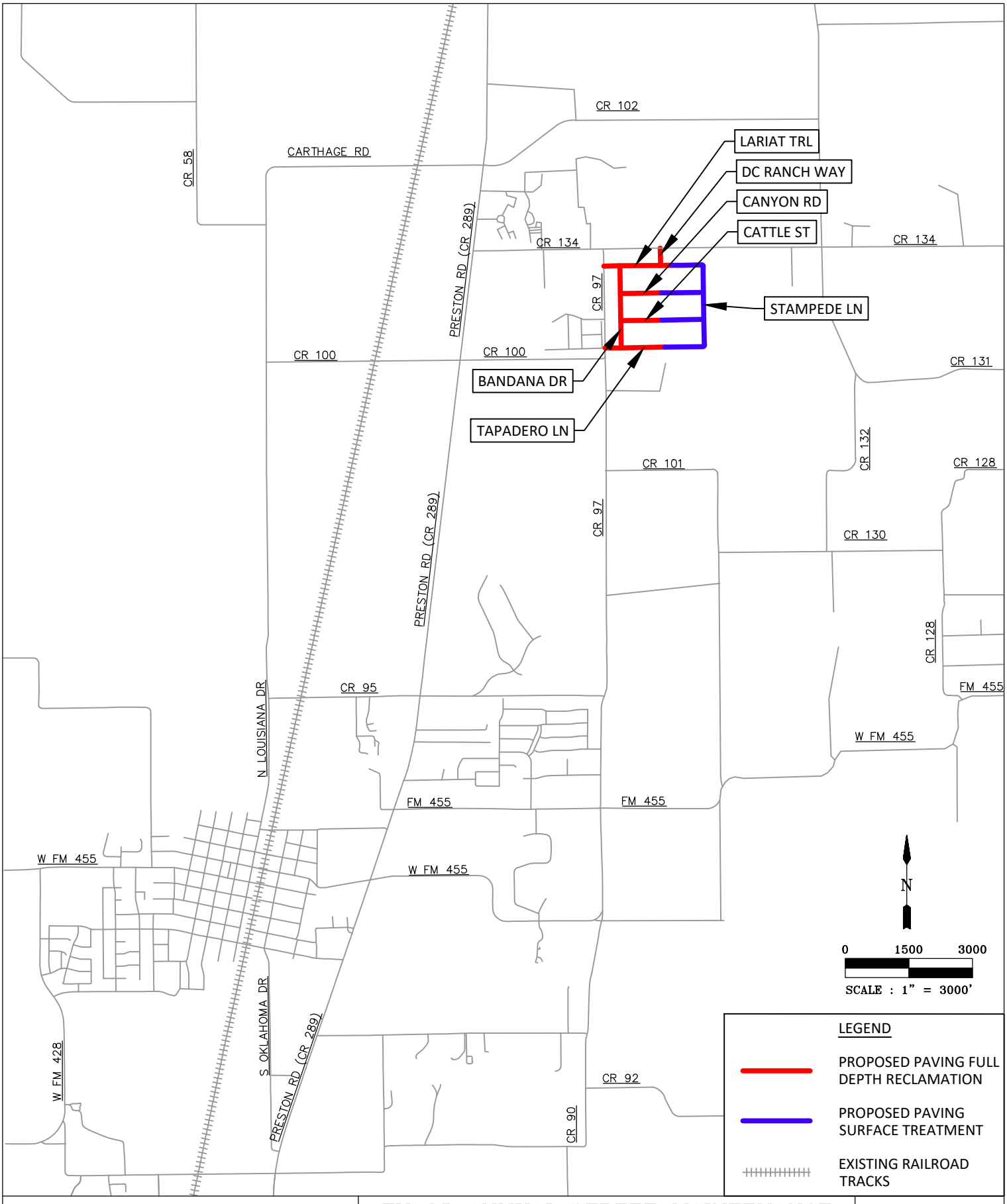
This estimated timeline assumes there are no significant delays by others outside of TRC's control.

ATTACHMENT D

DELIVERABLES

It is anticipated that TRC will submit a 60%, 90% and 100% set of construction plans for the City to review. TRC will provide each submittal in pdf format, along with updated Opinion of Construction Costs (OPCC) with each submittal. If the City requests hard copies, TRC will provide up to five (5) paper hard copies of each submittal.

Upon completion of construction, TRC will provide the necessary City of Celina Certificate of Completion forms in pdf and Record Drawings in pdf and AutoCAD (dwg) formats. If the City requests hard copies, TRC will provide up to two (2) paper hard copies of the Record Drawings.



TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TEXAS 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 – 1000

FY 25 ANNUAL STREET MAINTENANCE
FY 25 CONSTRUCTION
EXHIBIT
CELINA, TX
12/18/2024

CELINA TEXAS EST. 1876
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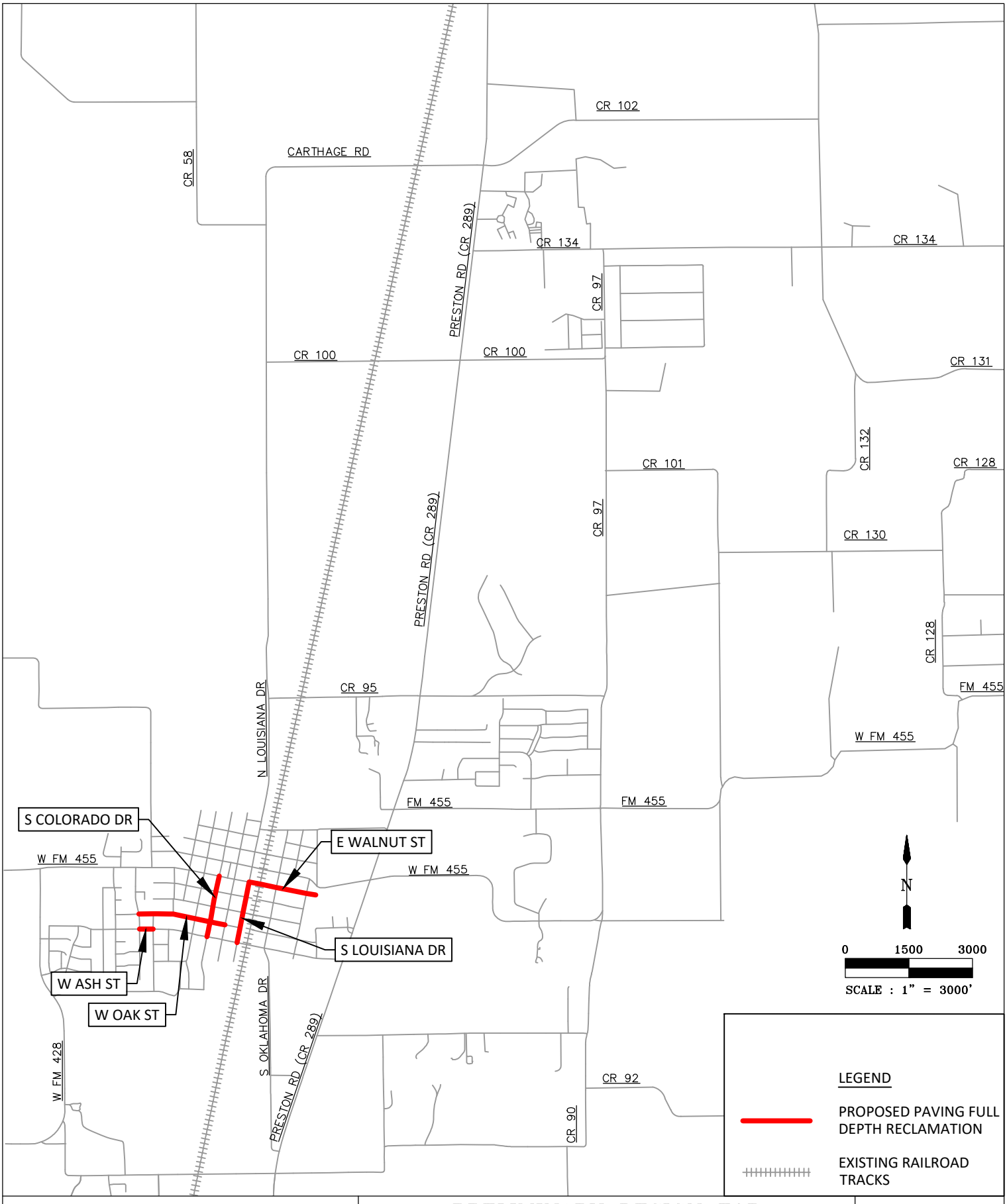

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TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TEXAS 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 – 1000

PRELIMINARY DESIGN FOR FY 26 ASM CONSTRUCTION EXHIBIT CELINA, TX 12/18/2024

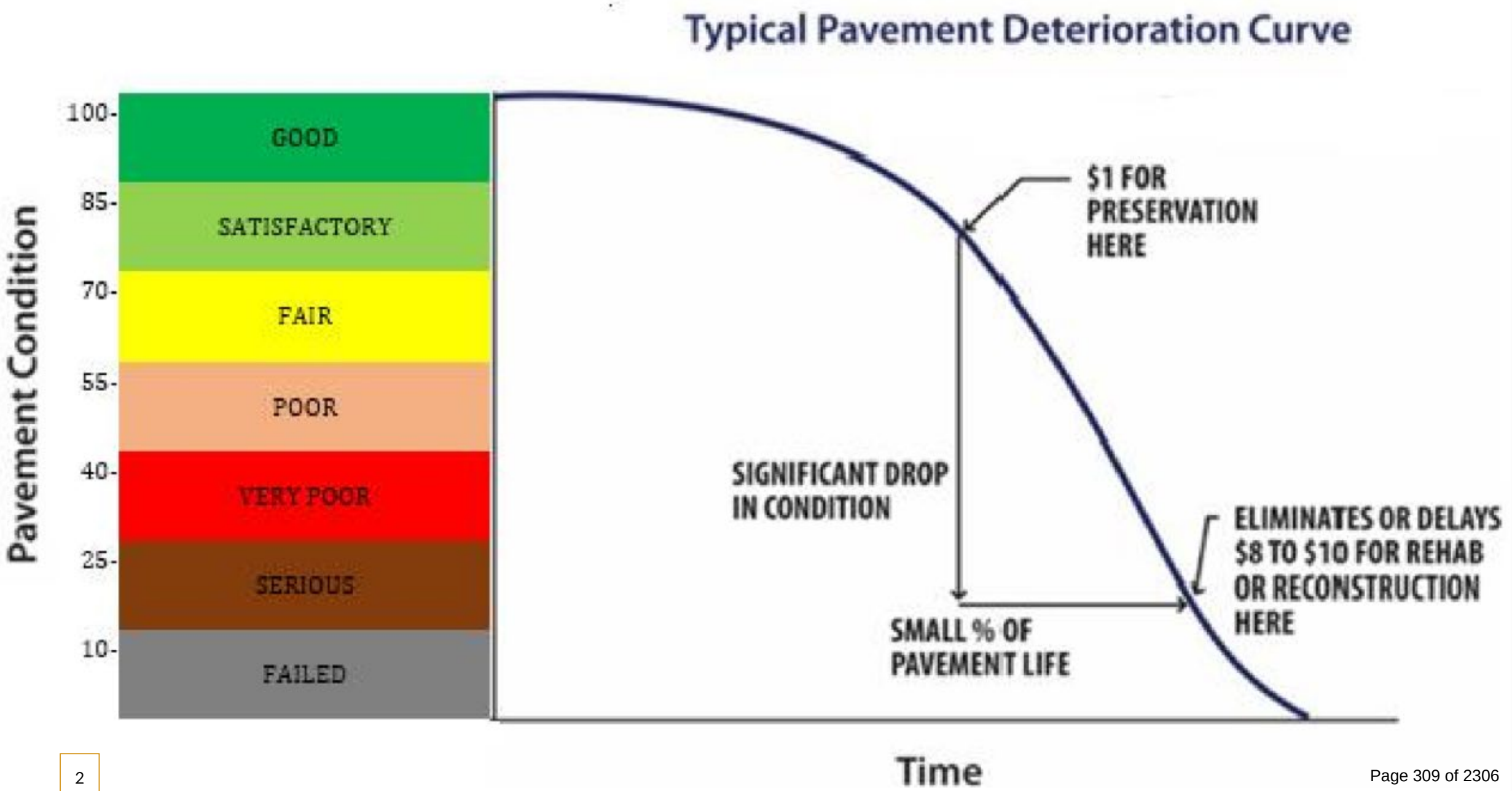
CELINA TEXAS EST. 1876
Life Connected.

2025 -2026 Annual Street Maintenance

Design Services and Engineering Construction Services.

Andrew Figueroa

January 14, 2025


Typical Pavement Deterioration Curve
Pavement Condition
100-
85-
70-
55-
40-
25-
10-
GOOD
SATISFACTORY
FAIR
POOR
VERY POOR
SERIOUS
FAILED
$1 FOR PRESERVATION HERE
SIGNIFICANT DROP IN CONDITION
SMALL % OF PAVEMENT LIFE
ELIMINATES OR DELAYS $8 TO $10 FOR REHAB OR RECONSTRUCTION HERE
Time

2025-2026 ASM MISCELLANEOUS ITEMS

Total Projected Cost $2,000,000 annually

Concrete Panel Replacement

Concrete Sealing

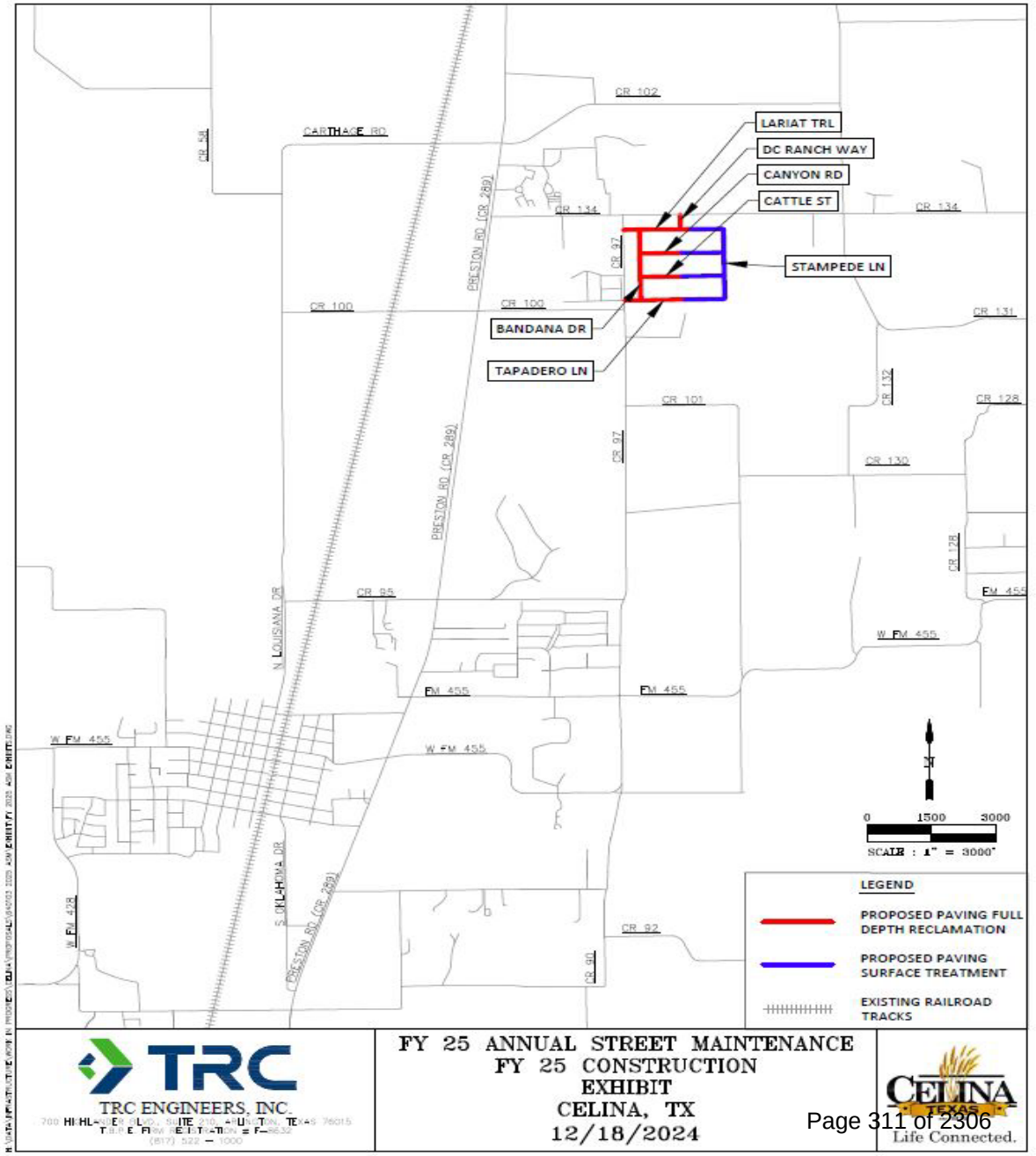
Crack Sealing Asphalt

Curb Repair

Striping

PROCESS FY 25 ASM

- Engineer:
  - Finish Topographic Survey
  - Prepare Bid Docs
  - Construction Services
- City Bid Project (Late February)
- Award Project (April)
- Start Construction (May)



2025 ASM OVERVIEW

Roadway Rehabilitation Areas

Total Projected Project Cost: $3,992,517

- Phase 1 = Full Depth Reclamation
- Phase 2 = Micro Surfacing Only
- PCI = Pavement Condition Index

Project #	Street Name	Phase 1 PCI	Phase 2 PCI	Total Cost
1	Tapadero	31	93	$736,345
2	Lariat	52	93	$812,233
3	DC Ranch Way	61	N/A	$226,435
4	Bandana	32	N/A	$902,060
5	Canyon	36	89	$558,313
6	Cattle	22	91	$558,313
7	Stampede	93	N/A	$198,816

QUESTIONS?

Life Connected.

Marketing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Joe Monaco, Director of Marketing & Communications
CC:	Robert Ranc, City Manager
Intiated by:	Joe Monaco
Date:	January 14, 2025
Re:	Work Authorization for B-Weiss Entertainment Group, LLC

Action Requested:
Consider and act to approve a work authorization for B-Weiss Entertainment Group, LLC, to book musical performers for Celina Cajun Fest 2025, in an amount not to exceed $94,760.00. (Monaco)

Background Information:
The City of Celina has an established Master Services Agreement with B-Weiss Entertainment Group, LLC, to support the execution of premier events such as the highly-anticipated Celina Cajun Fest 2025. As part of this partnership, the proposed Work Authorization will enable the booking of the headliner and three supporting musical performers for the festival.

The scope of this Work Authorization is structured to ensure costs remain within the maximum amount specified in the agreement. This strategic approach aligns with the City's commitment to providing high-quality entertainment while maintaining fiscal responsibility. Currently, the individual contracts for the selected performers are undergoing final revisions. These documents will be presented for signatures upon completion, ensuring all legal and logistical requirements are met.

This collaboration with B-Weiss Entertainment reflects the City's dedication to delivering exceptional experiences that celebrate community culture, enhance resident engagement, and attract regional visitors to Celina.

Legal Review:

The Master Services Agreement for B-Weiss Entertainment Group, LLC, has been previously reviewed and approved.

Supporting Documents:

1. Work Authorization for Celina Cajun Fest
2. Presentation

Financial Consideration:

Funding is available in the current Budget. Expenditures will not exceed funds appropriated, and funds will be committed upon the issuance of a purchase order.

Staff Recommendation:

Staff recommends approval of the Work Authorization as part of the Master Services Agreement.

EXHIBIT 1 - WORK AUTHORIZATION

MAPS #	2023-014	MAPS Date:	11/14/2023

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **B-Weiss Entertainment Group, LLC** (Contractor); Owner has furnished the following event information to Contractor. Contractor's scope of work has been developed based on this information.

Event Name:	Celina Cajun Fest		
Work Authorization #		**Purchase Order#:**	
Contractor Representative:	Brad Weiss	**Owner Representative:**	

INVOICE SUBMITTAL

Invoice Instructions: **Electronic Submission is preferred.**	Email to:	accountspayable@celina-tx.gov & **events@celina-tx.gov**
	Mail to:	City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009
	Include PO number and project name	

OWNER OPTIONAL INFORMATION:

1. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for contractor services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
2. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Authorization.

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA

Signature

Printed Name & Title

Date

CONTRACTOR

Signature

Brad Weiss President

Printed Name & Title

11/26/2024

Date

Event Name: Celina Cajun Fest

Event Date: Saturday May 10, 2025

Work Authorization Budget: $95,000

Scope of Work:

- Purchase talent to perform at the 2025 Celina Cajun Fest
- - Casey Donahew - $52,000 (26,000 due upon signing)
- - Mike Ryan - $19,000 ($9,500 due upon signing)
- - The Rumble - $7,000 ($3,500 due upon signing)
- - Texas Flood - $3,000 ($1,500 due upon signing)
- - DJ Josh - $900
- Total amount of bands + Booking Fees
- Enter Total Amount = $94760

B-Weiss Entertainment Group, LLC
PO Box 152568
Dallas, TX 75315 USA
+14699410546
brad@bweissent.com

ADDRESS
City of Celina
142 N Ohio St
Celina, TX 75009
United States

SHIP TO
Celina, TX

Estimate 1561

DATE 12/17/2024

EXPIRATION DATE 01/15/2025

SHIP DATE
05/10/2025

TRACKING NO.
Talent - Celina Cajun Fest 2025

ITEM	QTY	RATE	AMOUNT
Talent: Casey Donahew	1	52,000.00	52,000.00
Talent: Mike Ryan	1	19,000.00	19,000.00
Talent: The Rumble	1	7,500.00	7,500.00
Talent: Texas Flood	1	3,000.00	3,000.00
Talent: DJ Josh	1	900.00	900.00
Talent Buying Fee	1	12,360.00	12,360.00
A 50% Deposit of $47,380 is Due Upon Approval.			
A Balance of $47,380 is Due For Talent After Event.			

TOTAL **$94,760.00**

Accepted By

Accepted Date

Work Authorization for B-Weiss Entertainment Group, LLC

Joe Monaco
Director of Marketing & Communications
January 14, 2025

BACKGROUND

- The City of Celina has an established Master Services Agreement with B-Weiss Entertainment Group, LLC, to support the execution of premier events, such as the upcoming Celina Cajun Fest.

- As part of this partnership, the proposed Work Authorization will enable the booking of the headliner and three supporting musical performers for the event.

- The scope of the Work Authorization is structured to ensure costs remain within the maximum amount specified in this agreement.

- Currently, individual contracts for the selected musical performers are undergoing final revisions, and these documents will be presented for signatures upon completion, ensuring all legal and logistical requirements are met.

QUESTIONS?

Life Connected.

Marketing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Joe Monaco, Director of Marketing & Communications
CC:	Robert Ranc, City Manager
Intiated by:	Joe Monaco
Date:	January 14, 2025
Re:	Friday Night Market Event Management Bid 2025-004

Action Requested:
Consider and act to award bid 2025-004 for Friday Night Market Event Management to SBG Hospitality at an annual amount of $45,000 for a contract term not to exceed $225,000 for five years. (Monaco)

Background Information:
The Marketing and Communications Department worked with the Purchasing Division to create a request for proposals (RFP) for the management of the City's Friday Night Market Events. Following a competitive process, which included an evaluation of each respondent's capabilities and references, staff is proposing to award the contract to SBG Hospitality. It should be noted that the proposal from Texas Lights and Entertainment was deemed unrealistic from the perspective of cost necessary to meet the requirements of the RFP, and it was not further evaluated based on capabilities and references.

SBG Hospitality currently holds the contract for event management of the City's Friday Night Market events, which are hosted monthly over a nine-month span. Known for its expertise in curating community-focused experiences, SBG Hospitality specializes in large-scale event planning and vendor coordination, ensuring seamless execution and high-quality engagement. The proposed contract spans one year with the option for four yearly renewals.

Legal Review:
The agreement has been previously reviewed and approved.

Supporting Documents:

1. Presentation
2. Agreement - Event Management for Friday Night Market - unsigned
3. RFP Recap
4. Scoring Detail 2025-004 R
5. Bid Tabulation 2025-004 R

Financial Consideration:
Funding is available through the current Budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval of bid.

Friday Night Market Event Management

Joe Monaco
Director of Marketing & Communications
January 14, 2025

BACKGROUND

- The City of Celina issued a Request for Proposal (RFP) for management of its monthly Friday Night Market.
- SBG Hospitality has been awarded the bid for the event management for the monthly Friday Night Market.
- The contract spans one year with the option for four yearly renewals.

QUESTIONS?

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (City), and **SBG Hospitality LLC** (Provider) for **Event Management for Friday Night Market** (Project). In consideration of the premises, covenants, and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The City agrees to retain the Provider for, and the the Provider agrees to provide services relative to the following Project: **Event Management for Friday Night Market** (hereinafter also referred to as "Services") in accordance with the terms and conditions as set forth in this Agreement and Exhibit A, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A – Request for Proposal.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City. Time is of the essence for this Agreement, and work will commence immediately.

4. **CONTRACT PERIOD.** The contract period for this Agreement is for one year from the effective date, with the option to renew for up to four additional one-year terms.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit B – Supplier Response**, attached hereto, and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed on a monthly basis, and payment will be available within thirty (30) days after the City's receipt of the invoice for the previous month's Services or as set forth in **Exhibit A.**

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment in accordance with Exhibit A. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, or **emailed to accountspayable@celina-tx.gov**.

8. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of the information it furnishes to the Provider.

9. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit C.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-**

PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

    In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

18. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A, B, and C, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address:

City of Celina	**Provider Mailing Address**
Attn: Contracts	Attn: Andrew Stephan
142 N. Ohio	7200 W University Drive, Suite 210
Celina, TX 75009	Mckinney, TX 75071
contracts@celina-tx.gov	andrew@sbghospitality.com

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand-delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Collin County, Texas.

27. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

28. **EFFECTIVE DATE.** This Agreement shall be effective once it is signed by the City and the Provider, as indicated below.

EXECUTED in single or multiple originals.

CITY OF CELINA	**PROVIDER**
	Lauren Stephan
Robert Ranc, City Manager	Lauren Stephan
	Type/Print Name and Title
	30/12/24
Date	Date

Life Connected.

CITY OF CELINA

REQUEST FOR PROPOSAL

EVENT MANAGEMENT FOR FRIDAY NIGHT MARKET

RFP # 2025-004 R

ELECTRONIC SUBMITTAL IS PREFERRED.
WWW.CELINA-TX.GOV/BIDS

The City strongly requests that Vendors submit responses electronically. Electronic submission eliminates errors, unnecessary work, and is friendlier to the environment.

For additional information concerning this RFP, please contact
Ben Sutton, Buyer at 469-589-5701 or
purchasing@celina-tx.gov.

Late responses will not be accepted.
Email or facsimile submitted bids will not be accepted.

Virtual Bid Opening Information:

https://events.gcc.teams.microsoft.com/event/ad14641f-d6d9-4c3e-aa0e-c9fded49498e@b924faa7-d738-4b31-bf7e-2855b4b2b11e

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SECTION 1: INSTRUCTIONS

1.1 SUBMISSION

Offerors may submit proposals electronically. The City's preference is electronic submission. Refer to Section 4 for detailed submission instructions.

1.2 NO OFFER/NO BID

The City is appreciative of the time and effort you must expend to submit an offer. If you choose not to respond, we would greatly appreciate you indicating any requirement that may have influenced your decision.

1.3 INCLEMENT WEATHER

In the event of inclement weather and City offices are officially closed on the due date, responses will be received until 3:00 PM of the next business day at which time submittals will be publicly opened.

1.4 ACCEPTANCE

It is understood that the City of Celina, reserves the right to accept or reject any and/or all proposals as it shall deem to be in the best interest of the City. Receipt of any proposal shall under no circumstances obligate the City to accept the lowest proposal. The award of the contract shall be made to the responsible proposer whose proposal is determined to be the lowest and best evaluated offer resulting from negotiation, taking into consideration the relative importance of price and other evaluation factors set forth in the request for proposal.

1.5 SUBMITTAL OF CONFIDENTIAL MATERIAL

The Owner considers all Proposal information, documentation and supporting materials submitted in response to this Request for Proposal to be non-confidential and/or non-proprietary in nature, and therefore, shall be subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Sec. 552.001, et seq.) after the award of the contract except for trade secrets and confidential information which the Offeror identifies as proprietary. Any material that is to be considered as CONFIDENTIAL/PROPRIETARY in nature must be clearly marked on each applicable page by the proposer. Marking your entire proposal CONFIDENTIAL/Proprietary is not in conformance with the Texas Public Information Act (*Texas Government Code*, Sec. 552.001, et seq.).

1.6 DISCLOSURE OF CERTAIN RELATIONSHIPS

Chapter 176 of the Texas Local Government Code requires that any proposer or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the proposer or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. Additional information on the statute is available at: http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm.

By submitting a response to this request, the proposer represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

1.7 DISCLOSURE OF INTERESTED PARTIES

In compliance with Section 2252.908 of the Texas Government Code, the City of Celina may not enter into a contract with a business entity as a result of acceptance or award of this solicitation unless the business entity submits a disclosure of interested parties form as required by this statute. Notification will be given to the business entity recommended for award upon which the business entity will be required to submit the completed form prior to award.

Additional information on the statute may be found at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

1.8 INFORMATION / QUESTIONS

All questions shall be posted to the City's electronic bidding service, by the deadline stated. All questions and answers will be posted online. Proposers are responsible for ensuring all answers to questions are reviewed prior to the submittal date. Answers provided to posted questions address minor irregularities and are for clarification purposes only and do not revise or modify the specifications. Answers to questions that result in revisions to the specification will be addressed by Addendum. No oral statement of any person shall modify or otherwise change or affect the specification.

1.9 ASSIGNMENT

The successful bidder shall not sell, assign, transfer or convey the contract in whole or in part, without the prior written consent of the City.

1.10 PROPOSER RESPONSIBILITY

It is the responsibility of each proposer before submitting a proposal:

1. To examine thoroughly the specification documents and other related data identified in the proposal documents, to visit the site to become familiar with and satisfy the proposer as to the general, local, and site conditions that may affect cost, progress, performance, etc.
2. To consider federal, state, and local laws and regulations that may affect costs, progress, performance, or furnishing of the work.
3. To study and carefully correlate proposer's knowledge and observations with the contract documents and such other related data.
4. To promptly notify the City's Purchasing Director of all conflicts, errors, ambiguities, or discrepancies which proposer has discovered in or between the contract documents and such other related documents.

1.11 EX PARTE COMMUNICATION

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period.

The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.

Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

SECTION 2: SPECIFICATION / SCOPE OF WORK

Introduction and Background

For clarity, the awarded Vendor will be referred to as “Event Manager” and Friday Night Market vendors will be referred to as “vendor(s)”

The mission of the Friday Night Market is to provide locally grown, fresh, high-quality products while giving local farmers, producers, and artisans an economic outlet within Celina. The Market will also promote foot traffic to the historic Downtown Square as a Friday night destination. This gives local merchants opportunities to strengthen their businesses and preserves the connection between producer, consumer, and community.

Award

The City of Celina (City) is seeking to contract with a single event management company to coordinate and oversee all facets of the monthly event mentioned in this RFP from March through November each year.

Term

The contract is for one year with the option to renew the agreement for up to four additional one year periods. Both parties must be in agreement. Either party must notify the other within sixty days of intent not to renew the contract. Certify in the field provided that you agree to this term.

Electricity

A limited number of booths with electrical access are available. Vendor will need to indicate electrical request on Vendor application in order to be assigned on a first-come, first-served basis. If requested, electricity (110v, 220v, 30amp, 50amp) can be provided upon availability, a photo of electrical plug must be submitted on the Vendor application. If electricity is provided by the City, the Vendor will be required to provide a 100’ extension cord or a 25’ (30amp/50amp extension cord).). If an electrical connection is not available. Only a food Vendor can use its own generator. Generators will not be provided by the City of Celina. Vendor providing their own electricity must ensure all generators are quiet and in good working order. The awarded event management company is required to coordinate the monthly approved Vendor(s). The event management company must provide the City of Celina with a map and photos of the requested electrical plugs for food trucks the Monday prior to every Friday Night Market.

Schedule

Markets will occur the first Friday of the month from March through November. Markets that would normally fall on a national holiday will be held on the following Friday. Estimated hours of operation are from 3:00 PM to 10:00 PM. The event itself will last from 6:00 PM to 9:00 PM. There is an expected average of 500-750 attendees per event.

Minimum Requirements

- Event manager to use and collect monthly vendor fees through Eventeny management software

Submitted bid pricing should be listed as a lump sum “Cost to manage event” that is all-inclusive of the following responsibilities listed below in Section A – Event Manager. The City should not receive any separate payable invoices for the duties of the Event Manager. The Event Manager is responsible for ensuring their lump sum fee covers their expenses.

SECTION A – Event Manager

The awarded Event Manager is responsible for the following items:

- Management of Eventeny (Required software to use for management of the Market)
- Friday Night Market vendor management (full cycle).
- Event logistical/operations management of the Friday Night Market that is not deemed the responsibility of the City in section C
- Vendor recruitment.
- Vendor selection.Collection of vendor fees and transferring all collected fees and vendor sales percentages to the City. **There will be no profit sharing of vendor fees** – see Section B
- Vendors to abide by City Event Guidelines (a copy of the 2025 guidelines is uploaded to Ion Wave as exhibit 6) These guidelines are subject to change.
- Vendor communication - Operational information (maps/logistics).
- Ensuring vendors have proper fire/health inspections, permits, and insurance.
- Vendor set-up (check-in, chalk spaces, volunteer, etc.).
- Vendor troubleshooting/conflict resolution.
- When using the vendor software platform (Eventeny), must keep all City information up to date.
- Volunteer management (communication, day of event).
- Vendor electrical needs: communicate with the City's Parks dept.
- Texas Alcoholic Beverage Commission permission letter for vendors.
- Musician advancement/day of event load-in /connect to Downtown.
- Production assistants & tear-down.
- Staffing to work the day of event set-up, operation, and tear-down.
- Set up, clean up, and restore the area to its original state.
- Provide the City with a monthly recap report (with the number of attended vendors, highlights of the event, and any concerns) by the following Wednesday after the event.
- Provide the City with musicians'' information and marketing materials at least a month in advance.
- The Event Manager is responsible for all logistics of the items listed and must provide proof of invoice/payment to the City within 10 days after each market.
    - Itemized receipt of monthly market booth fees (Number of vendors and itemized pricing)
    - Proof of payment for the monthly barricade rental
    - Monthly Market Musician Invoice
- The awarded event manager may co-promote the event, but all promotions must be under the City's brand, name, and likeness of Friday Night Market. Promotions must be signed off on by the Director of Marketing & Communications or his/her designee.

SECTION B – Vendor Fees to Cover

The following expenditures will be covered by the Friday Night Market Vendor Fees and **not to be included in the submitted event management fee cost**. The Event Manager is responsible for payment and all logistical coordination of the items listed below and must provide proof of invoice/payment to the City within 10 days after each market.

- Rental of Barricades/Traffic Control Material for road closure (Type 3/Tripple Panel, Traffic Control Plan as approved by City Engineering)
- Booking music talent for the full event season. Includes contracting with, paying, and communicating. Musician Talent to be family friendly and encourage to be local performers. (Talent is expected to cost between $100 to $500 per event)

Monthly Reconciliation of Vendor Fees

After each market, the Event Manager must remit the remaining vendor fees to the City of Celina within 10 days, following the calculation example provided below.

Estimated Monthly Market Gross Revenue at Full Capacity

- 65 Market Vendors Booth Spaces x $40 (booth fee) = $2,600
- 5 Food & Beverage Booth Spaces x $75 (booth fee) = $375
- Estimated Monthly Gross Revenue at Full Capacity = $2,975

Estimated Monthly Market Expenditures

- Barricades - ~$1,500
- Musician - ~$300 (average)

Remittance Calculation

Monthly revenue minus monthly expenditures = revenue owed to the City within 10 days post-event.

SECTION C – City of Celina

The City is responsible for the following items:

- The City has sole control over the pricing of vendor fees.
- The City is the only entity allowed to sell sponsorship for the Friday Night Market and collects all monies associated. Sponsors will be given a 10x10 as designated in their sponsorship activation. The City will inform the event manager of their designated booth spaces and to not charge the sponsors.
- All marketing materials and full ownership of the name, brand, and use of logo for Friday Night Market.
- Coordination of portable restrooms, poly cart (trash can) rentals
- Confirm traffic control plan is approved for every market and relay any construction concerns to the management company
- Create a memo to be sent to the downtown businesses for road closure notification.
- Display downtown road closure signage.
- Police department to assign officer to road clearing 2:00 pm-3:30 pm.
- Management of the Friday Night Market website.
- Coordinate pre-event electronic message boards with public works.
- Providing list of volunteers to Event Manager

- Providing list of previously attended vendors to Event Manager
- The City reserves the right to cancel, delay, or modify the scheduled event for any reason.
- The City reserves the right to deny or cancel at any time any vendors or talent who do not comply with the City's Special Event Guidelines.
- The City reserves the right to waive or refund any vendor fees for any given reason.

Insurance

ALL RESPONDENTS must submit agree to maintain during the course of this contract in accordance with the City's Insurance Requirements attached as Exhibit 2. Prior to the execution of this contract, the successful firm will supply the Purchasing Office with an original certificate of insurance evidencing the stated requirements. This insurance shall be effective for the contract duration and renewal certificates shall also be supplied upon expiration.

Questions Deadline

The City of Celina requires all questions relating to this RFP be submitted in writing through the City's e-procurement system.

Submittals

In order for your submission to be considered responsive, respondents must complete in its entirety the Statement of Qualifications document. Failure to provide requested information in the format requested may cause your submission to be deemed as non-responsive.

SECTION 3: EVALUATION

A committee will evaluate submissions received in accordance with the general criteria defined herein. Failure of respondents to provide in their submission any information requested in this RFP may result in disqualification of the submission. The objective of the review committee will be to select the Firm that is the most highly qualified to service the City's needs. The decision made by the City of Celina will be final.

The agreement will be awarded based on the following evaluation criteria:

Capabilities of the Firm	**40 Points**
References	**30 Points**
Cost	**20 Points**
Staffing	**10 Points**

Interviews and Presentations

In fairness to all firms, requests for interviews or private meetings prior to the closing time and date will not be permitted. Interviews with selected firms may or may not be requested by the City after the closing date. Selection may be made strictly from the information provided in the RFP. However, the City reserves the right to conduct interviews with and request presentations from any respondents.

SECTION 4: SUBMITTAL PROCEDURES

3.1 SUBMISSION REQUIREMENTS

The City uses an electronic procurement system to deliver and accept bids/proposals. Electronic submission is not required, however, the City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment. Your cooperation is appreciated. Email or Fax submissions will not be accepted.

3.2 BID SUBMITTALS

Bids shall be submitted on the forms provided to insure complete uniformity of wording of all bids. Bids may be rejected if they show any omissions, alterations in wording, conditional clauses, or irregularities of any kind.

3.3 ACCEPTANCE

Any offer received shall be considered an offer, which may be accepted based on initial submission without discussions or negotiations. By submitting an offer in response to this solicitation the proposer agrees that any offer it submits may be accepted by the Town at any time within 90 days from the close date.

a) **Electronic Submission** – Electronic submission is quick and easy. Simply visit the website at www.celina-tx.gov/bids and complete the following tasks.

i) Log in
ii) Attachments - Download specifications and all required forms.
iii) Attributes – Answer any questions listed.
iv) Response Attachments - Upload all required forms. Max size 100 MB.
v) Line Items – Enter Unit Pricing, if required.
vi) Response Submission – Complete the required information and electronically sign and submit the response.

b) **Help/Assistance with electronic submission.**

i) Contact Purchasing at purchasing@celina-tx.gov .

ii) Click the HELP link after log in on the top right of your screen.

2025-004 R
SBG Hospitality LLC
Supplier Response

Event Information

Number:	2025-004 R
Title:	Event Management for Friday Night Market
Type:	Request for Proposal
Issue Date:	11/18/2024
Deadline:	12/5/2024 10:30 AM (CT)
Notes:	The City is seeking proposals from qualified firms for event management services for its Friday Night Market events.

Contact Information

Contact: BENJAMIN SUTTON
Address: Purchasing
City Hall
142 N. Ohio
Celina, TX 75009
Email: BSUTTON@CELINA-TX.GOV

SBG Hospitality LLC Information

Contact: Andrew Stephan
Address: 7200 W University Drive Suite 210
Mckinney, TX 75071
Phone: (318) 527-9221
Email: andrew@sbghospitality.com
Web Address: www.sbghospitality.com

By submitting your response, you certify that you are authorized to represent and bind your company.

Andrew Stephan
Signature

andrew@sbghospitality.com
Email

Submitted at 11/20/2024 04:36:32 PM (CT)

Requested Attachments

CIQ - Conflict of Interest

Conflict of Interest Form - City of Celina.pdf

Complete the CIQ form located in the Attachments Tab and upload here. If no conflicts exist please still complete boxes 1 and 7. Must not be submitted blank.

W9

2024 SBG Hospitality Form W9.pdf

Complete the W9 form located in the Attachments Tab and upload here. Please ensure that form is signed. Must not be submitted blank.

Form 1295

City of Celina - Form 1295.pdf

Complete the form 1295 electronically and upload the signed form here. Instructions on how to do so can be found in the attributes. Must not be submitted blank.

Statement of Qualifications

Exhibit 5 Statement of Qualification Form 2025-004.pdf

Complete the SOQ form located in the Attachments Tab and upload here. Must not be submitted blank.

Affidavit of No Prohibited Interests

Affidavit of Prohibited Interest - City of Celina.pdf

Complete the affidavit located in the Attachments Tab and upload here. Must not be submitted blank.

Certificate of Account Status

SBG Hospitality Certificate of Account Status.pdf

Please upload the Certificate of Account Status. See attribute 40 for details. Must not be submitted blank.

Response Attachments

Celina Friday Night Market detailed fee structure.pdf

Celina Friday Night Market fee structure

Celina FNM Food & Beverage packet.pdf

Celina FNM F&B packet

Sample Vendor Packet - Celina FNM.pdf

Celina FNM sample vendor packet

Bid Attributes

1	**Electronic Submission** ***The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.***
2	**Term of Contract** The contract is for one year (1) with the option to renew the agreement for up to four (4) additional one (1) year periods. Both parties must be in agreement. Either party must notify the other within sixty days of intent not to renew the contract. Certify in the field provided that you agree to this term. Agreed
3	**Bid Acceptance** All bids will remain subject to acceptance for a period of 90 days.
4	**Retracting Your Bid - Making Modifications after submission.** Modification to or Withdrawal of Submission Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline: 1. Log into your account, click the retract link at the top of the page. ◦ Select "NO BID" if you are choosing **not** to re-submit; or ◦ **Make the required changes and resubmit your response.** ◦ See the help section in the top right of the window for further details.
5	**Local Preference Policy** The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract. This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged. Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council. Applications for local preference may downloaded from the City's Procurement website located here.

6 Non-Collusion

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

7 Insurance

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

8 Contact Person

Name and Title

Andrew Stephan, Vice President

9 Contact Person Phone

(318) 664-1772

10 Contact Person Email

andrew@sbghospitality.com

11 Main Office Location

7200 W University Drive Suite 210, Mckinney, TX 75071

12 Years in Business

8

13 Office Location

Please list your corporate office location and any branch locations in Texas.

7200 W University Drive, Suite 210, Mckinney, TX 75071

14 Business Name

Has your business operated under the same name? If no, under what former name has your organization operated?

same

15 Binding Official

The name of the binding official granted the power to execute agreements.

Andrew Stephan

16 Binding Official Email Address

andrew@sbghospitality.com

17 Licensing

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

n/a

18 SB 252

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

19 HB 89 ISRAEL

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

20 SB 13 Boycotting Energy Companies

In accordance with SB 13, I certify as the respondent and submitter for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

21 SB 19 Firearm and ammunition industries

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

22 **Felony Conviction**

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

2. My firm is NOT owned or operated by anyone who has been convicted of a felony.

23 **Risk 1: Taxes - Local**

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

yes

24 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

yes

25 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

no

26 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

no

27 **Risk 5: Bonding**

In the past five (5) years, has your business/company/organization had its surety called upon to complete any contract, whether government or private sector? If yes, please enclose details.

no

28 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

no

29 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

no

30 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

no

31 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

no

32 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

no

33 **Exceptions / Comments**

List any Exceptions or Comments you have here. If none, enter: NONE.

none

34 **ACH**

All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

35 **Invoices**

All invoices must reference the City of Celina's Purchase Order/Department Purchase Order number, department name, job site location, city employee requesting service, and a **complete breakdown of charges**. The breakdown on the invoice should be in accordance with the bid pricing. If applicable, invoices should provide clear detail and breakdown for labor (to include hourly rate and cost per hour), and mark-up on parts/materials should be provided on the invoice and extended (detail to show vendors cost, and then extended to show markup). All original invoices must be sent to accountspayable@celina-tx.gov.

36 **Public or Private**

Is your business publicly traded?

No

37 **State of Texas Registration**

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

Yes

38 **Ex-Parte Communication**

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

39	**Certificate of Interested Parties Electronic Filing Form 1295** In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall: 1. Log onto the State Ethics Commission website at: https://www.ethics.state.tx.us/filinginfo/1295/ 2. Register utilizing the tutorial provided by the State 3. Print a copy of the completed Form 1295 4. Sign the Form 1295 5. Attach the signed form to the response attachment tab of the solicitation 6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award. ☑ Acknowledge
40	**Tax Account Status** Provide a copy of your certificate of account status from the Texas State Comptrollers office. Upload the certificate to the response attachments tab. Instructions on how to obtain copies can be found athttps://mycpa.cpa.state.tx.us/coa/search.do attached

Bid Lines

1	All Inclusive Cost to Manage Event (Per Event) Quantity: 9 UOM: EA Price: $5,000.00 Total: $45,000.00 Item Notes: **This management cost is all inclusive and is how your firm will bill the City. The City should not receive any invoices for services outside of this fee.** **Fee is all inclusive and no other fees or expenses will be paid.**

Response Total: $45,000.00

EXHIBIT A

INSURANCE REQUIREMENTS
GENERAL CONTRACTS FOR SERVICES

A. Before commencing work, the vendor shall, at its own expense, procure, pay for and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of Celina. The vendor shall furnish to the City of Celina certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Celina
c/o Purchasing
142 N. Ohio Street
Celina, TX 75009

1. Commercial General Liability insurance, including, but not limited to Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum limits of $1,000,000 per-occurrence and $2,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis.

2. Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, $500,000 each accident, b) by disease, $500,000 per employee with a per policy aggregate of $500,000.

3. Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined single limit of $1,000,000.

B. With reference to the foregoing required insurance, the vendor agrees to the following:

1. A waiver of subrogation in favor of City of Celina, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.

2. The City of Celina, its officials, employees and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.

3. Policies of insurance shall not be cancelled, non-renewed, terminated, or materially changed unless and until thirty (30) days notice has been given to City of Celina.

C. Insurance limits can be met with a combination of primary and excess/umbrella coverage.

D. All insurance shall be purchased from insurance companies that meet a financial rating of A-VI or better as assigned by A.M. Best Company or equivalent.

E. The vendor shall require any contractors, sub-contractors, and other persons doing business with or for the vendor related to the work to maintain at least the insurance as required, or their liability shall be covered by the vendor.

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2025-004 R
SOLICITATION NAME: Event Management for Friday Night Market
PROJECT #: N/A

Bid Opening Date	December 5, 2024	Bid Opening Time:	10:30 AM

Number of Invitations Sent/Vendors Notified:	453
Number of Submissions:	3
Number of Non-Responsive Bids:	1
Number of Responsive Bids:	2
Number of No Bids	1
Did any vendor apply for Local Preference? (Y/N)	N

Review/Evaluation:
Purchasing completed an initial review to determine each bidder's responsiveness. Proposer Texas Lights & Entertainment was found to be non-responsive due to submitting pricing that was not all-inclusive. The two remaining bidders were sent to the department for further review. After review, the department recommended SBG Hospitality, LLC for award.

Recommendation:
Upon completion of the review, the requesting department recommends the following vendor(s):

Recommended Vendor(s):	SBG Hospitality
Contract Term:	One year with four optional one-year renewals

Benjamin Sutton	12/18/2024
Submitted By	Date

Supplier Scoring Summary

2025-004 R - Event Management for Friday Night Market

Supplier	Rank	Score	Capabilities of Firm	Capabilities of Firm	Capabilities of Firm	Capabilities of Firm	References	Client 1	Client 2	Client 3	Client 4	Client 5	Cost	Cost - Formula based	Staffing	Staffing
		100	5.00	30.00	5.00			6.00	6.00	6.00	6.00	6.00		20.00		10.00
SBG Hospitality LLC	1	95.90	4.50	29.50	4.25			6.00	6.00	6.00	5.75	5.75		18.40		9.75
EventWeis, LLC	2	83.00	4.50	19.50	4.75			5.75	5.50	5.25	5.75	6.00		20.00		6.00
		89.45	**4.50**	**24.50**	**4.50**			**5.88**	**5.75**	**5.63**	**5.75**	**5.88**		**19.20**		**7.88**

Tab Sheet
2025-004 R
Event Management for Friday Night Market

				Texas Lights & Entertainment		EventWeis, LLC		SBG Hospitality LLC	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	All Inclusive Cost to Manage Event (Per Event)	9	EA	**$1,100.00**	$9,900.00	$4,600.00	$41,400.00	$5,000.00	$45,000.00
					$9,900.00		**$41,400.00**		**$45,000.00**

Life Connected.

IT
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Alden Gleason
Date:	January 14, 2025
Re:	Fiber Phase 3 Bid 2025-017

Action Requested:
Consider and act to award RFP 2025-017 for the construction of fiber phase 3 to R-TEL Construction, LTD, at the unit prices listed in the amount of $701,863.77 plus ten percent contingency in the amount of $70,186.37 for a total amount not to exceed $771,543.79. (Alexander)

Background Information:
Fiber Phase 3 is the third phase in the City's 2022 fiber optic master plan. In 2023, the City initiated construction of its first phase connecting Public Works to Police Headquarters. Phase 2 interconnected 14 sites that are near the Phase 1 fiber path. Phase 3 will complete the first fiber ring, running between Public Works and Celina Police Headquarters. These sites are part of day-to-day operations and support critical utility infrastructure (water and wastewater), public safety, and other city facilities. By completing the ring, the City's communications between these facilities will be protected from unexpected outages. The ring is critical to enabling continuity of City services and public safety operations in the event of a fiber cut of the City's primary fiber optic path. Additionally, the City intends to enter into an agreement with the Celina Independent School District to build this fiber cable. CISD will re-reimburse the City for fiber connecting to Celina Elementary #5 and participate in cost-sharing of the installation of a section of the fiber optic cable.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:

1. Agreement with R-Tel for 2025-017 Phase 3 Fiber Installation - Partially Executed
2. Agenda Recap_Complete
3. Evaluation Scoring Summary
4. Bid Tabulation by Line Item
5. Fiber Phase 3 - Presentation

Financial Consideration:

Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends awarding the RFP as presented.

SECTION 00410

EJCDC STANDARD FORM OF AGREEMENT

BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the **City of Celina** (OWNER) and **R-TEL Construction LTD** (CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants hereby agree as follows:

ARTICLE 1 – WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

City of Celina
Fiber Installation Phase 3
BID 2025-017
PROJECT # IT09

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

The construction project includes:

In cooperation with Celina ISD, the City of Celina (City) is seeking proposals from qualified firms for the following project: This project will include the construction and installation of aerial and underground OSP fiber connecting Police Headquarters to Public Works, and Celina Elementary School #5.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by **CAPCO** which hereinafter called ENGINEER and which is to act as OWNER'S representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to Achieve Substantial Completion and Final Payment

A. The Work will be substantially completed within **202** calendar days after the date when the Contract Times commence to run as provided in paragraph 2.03 of the General Conditions and completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions within ***253*** calendar days after the date when the Contract Times commence to run.

4.03 Liquidated Damages

A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidate damages for delay (but not as a

penalty), CONTRACTOR shall pay OWNER ***$1000*** for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER ***$1000*** for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraphs 5.01.

For all Work other than Unit Price Work, a Lump sum of: $701,863.77

All specific cash allowances are included in the above price and have been computed in accordance with paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment on or about the ***last*** day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

   a. ***95%*** of Work completed (with the balance being retainage).

   b. ***95%*** of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to ***95%*** of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions and less ***100%*** of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of ***0%*** per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) Geotechnical Investigations, explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions.

E. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

F. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

G. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.`

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

A. The Contract Documents consist of the following in their entirety:

1. This Agreement;
2. Performance Bond;
3. Payment Bond;
4. Maintenance Bond;
5. General Conditions;
6. Supplementary Conditions;
7. Specification as listed in the table of contents of the Project Manual;
8. Drawings;
9. All Addenda;

10. Exhibits to this Agreement:

    a. CONTRACTOR'S Bid Response;

    b. CONTRACTOR'S Insurance

    c. Documentation submitted by CONTRACTOR prior to Notice of Award

11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

    a. Written Amendments;

    b. Work Change Directives;

    c. Change Order(s).

B. The documents listed in paragraph 9.01. Are attached to this Agreement (except s expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 Assignment of Contract

A. No assignment by a party hereto of any rights under or interests on the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law of Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

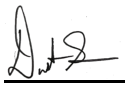
IN WITNESS WHEREOF, OWNER and CONTRACTOR have assigned this Agreement in duplicate. Each counterpart has been delivered to the OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

EXECUTED in single or multiple originals, effective when signed by both parties.

CITY OF CELINA, TEXAS

City Manager, Robert Ranc

CONTRACTOR



Signature

Dustin Saye - Operations Manager

Printed Name & Title

Address for giving notices:

City of Celina
142 N. Ohio
Celina, TX 75009
Attn: Contracts
469-813-4194
Purchasing@celina-tx.gov

Address for giving notices:

R-Tel Construction
PO Box 509
Aubrey, TX 76227
940-368-4099
Dusty@rtelconstruction.com

12/18/2024

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CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2025-017
SOLICITATION NAME: Phase 3 Fiber Installation
PROJECT #: IT09

Bid Opening Date	12/10/2024	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	92
Number of Submissions:	10
Number of Non-Responsive Bids:	4
Number of Responsive Bids:	6
Number of No Bids	2
Did any vendor apply for Local Preference? (Y/N)	No

Review/Evaluation:
Purchasing completed an initial review to determine each bidder's responsiveness. The responses were then sent to the department for further review. During the initial review, Purchasing determined that four firms (Kramer wel, Grady Crawford Construction, Nextedge Networks Holdings, and The Fishel Company) were all deemed non-responsive for failing to complete the required statement of qualifications form. The remaining six firms were evaluated by staff from the City and ISD; see the recommendation below.

Coop/Sole Source: N/A

Recommendation:
Upon review, the requesting department recommends the following.

Recommended Vendor(s): R-TEL Construction

Contract Term: 253 Calendar Days

Submitted By: _____ Date: 2/17/24

Supplier Scoring Summary		2025-017 Addendum 3 - Phase 3 - Fiber Installation - Scoring Round (2)													
Supplier	Rank	Score	Bid Evaluation	Cost - Formula based	Overall Ability to Meet The City's Objectives	Qualifications of Project Personnel	Past experience with the city	Experience of the Firm - Project Evaluation	Project 1	Project 2	Project 3	Project 4	Project 5
		100		40.00	20.00	10.00	5.00		5.00	5.00	5.00	5.00	5.00
R-Tel Construction, LTD	1	87.80		34.13	20.00	10.00	5.00		5.00	5.00	2.67	2.67	3.33
TDC2, LLC	2	86.08		35.41	20.00	4.00	1.67		5.00	5.00	5.00	5.00	5.00
Future Infrastructure a Primor	3	74.88		24.88	20.00	8.00	0.00		5.00	5.00	4.00	4.00	4.00
L&M Aerial & Underground LLC	4	58.00		40.00	5.00	3.00	0.00		5.00	2.00	1.00	1.00	1.00
RCR Telecon LLC	5	49.60		31.60	5.00	3.00	0.00		2.00	2.00	2.00	2.00	2.00
TAK Communications	6	36.45		28.45	5.00	3.00	0.00		0.00	0.00	0.00	0.00	0.00
		65.47		**32.41**	**12.50**	**5.17**	**1.11**		**3.67**	**3.17**	**2.44**	**2.44**	**2.56**

2025-017 Phase 3 Fiber Installation				L&M Aerial & Underground LLC		TDC2, LLC		R-Tel Construction, LTD		RCR Telecon LLC		TAK Communications		Future Infrastructure a Primoris Company	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
Underground															
1.1	Temporary Traffic Control	1	LS	$ 3,500.00	$ 3,500.00	$ 200.00	$ 200.00	$ 1,200.00	$ 1,200.00	$ 21,330.00	$ 21,330.00	$ 24,676.50	$ 24,676.50	$ 6,500.00	$ 6,500.00
1.2	Police Managed TC	6	DAY	$ 750.00	$ 4,500.00	$ 650.00	$ 3,900.00	$ 1,028.58	$ 6,171.48	$ 1,215.00	$ 7,290.00	$ 987.06	$ 5,922.36	$ 750.00	$ 4,500.00
1.3	Proof Duct	533	LF	$ 1.68	$ 895.44	$ 5.00	$ 2,665.00	$ 1.36	$ 724.88	$ 1.15	$ 612.95	$ 1.02	$ 543.66	$ 2.30	$ 1,225.90
1.4	Proof Existing Ground box	2	EA	$ 865.00	$ 1,730.00	$ 50.00	$ 100.00	$ 175.00	$ 350.00	$ 26.00	$ 52.00	$ 125.39	$ 250.78	$ 75.00	$ 150.00
1.5	24x36x36 Handhole (Ground box)	30	EA	$ 1,425.00	$ 42,750.00	$ 1,400.00	$ 42,000.00	$ 1,390.17	$ 41,705.10	$ 1,500.00	$ 45,000.00	$ 1,532.63	$ 45,978.90	$ 1,587.00	$ 47,610.00
1.6	Horizontal Directional Bore	17255	LF	$ 13.00	$ 224,315.00	$ 16.00	$ 276,080.00	$ 18.00	$ 310,590.00	$ 12.00	$ 207,060.00	$ 21.14	$ 364,770.70	$ 30.00	$ 517,650.00
1.7	Open Cut	144	LF	$ 16.25	$ 2,340.00	$ 28.00	$ 4,032.00	$ 15.77	$ 2,270.88	$ 27.00	$ 3,888.00	$ 127.34	$ 18,336.96	$ 96.68	$ 13,921.92
1.8	Ground Rod	37	EA	$ 50.00	$ 1,850.00	$ 45.00	$ 1,665.00	$ 44.96	$ 1,663.52	$ 100.00	$ 3,700.00	$ 59.07	$ 2,185.59	$ 64.59	$ 2,389.83
1.9	Fiber Markers for UG	37	EA	$ 27.25	$ 1,008.25	$ 75.00	$ 2,775.00	$ 35.00	$ 1,295.00	$ 100.00	$ 3,700.00	$ 15.21	$ 562.77	$ 22.92	$ 848.04
1.10	R&R Barrier Free Ramp	100	SF	$ 47.00	$ 4,700.00	$ 55.00	$ 5,500.00	$ 40.01	$ 4,001.00	$ 42.00	$ 4,200.00	$ 68.55	$ 6,855.00	$ 195.00	$ 19,500.00
1.11	Street Pavement Potholing	13	EA	$ 800.00	$ 10,400.00	$ 150.00	$ 1,950.00	$ 250.00	$ 3,250.00	$ 850.00	$ 11,050.00	$ 190.62	$ 2,478.06	$ 425.00	$ 5,525.00
1.12	R&R Asphalt Paving	100	SF	$ 41.50	$ 4,150.00	$ 35.00	$ 3,500.00	$ 25.01	$ 2,501.00	$ 50.00	$ 5,000.00	$ 55.00	$ 5,500.00	$ 27.00	$ 2,700.00
1.13	Close Out	1	LS	$ 5,500.00	$ 5,500.00	$ 250.00	$ 250.00	$ 3,005.79	$ 3,005.79	$ 1,725.00	$ 1,725.00	$ 10,967.33	$ 10,967.33	$ 2,500.00	$ 2,500.00
				Sub Total	**$ 307,638.69**		**$ 344,617.00**		**$ 378,728.65**		**$ 314,607.95**		**$ 489,028.61**		**$ 625,020.69**
Aerial															
2.1	Temporary Traffic Control	1	LS	$ 3,500.00	$ 3,500.00	$ 250.00	$ 250.00	$ 1,200.00	$ 1,200.00	$ 21,330.00	$ 21,330.00	$ 13,160.80	$ 13,160.80	$ 6,500.00	$ 6,500.00
2.2	Police Managed TC	5	DAY	$ 750.00	$ 3,750.00	$ 650.00	$ 3,250.00	$ 1,028.58	$ 5,142.90	$ 1,215.00	$ 6,075.00	$ 987.06	$ 4,935.30	$ 750.00	$ 3,750.00
2.3	Manage / Test 48 fc on reel	1	EA	$ 1,150.00	$ 1,150.00	$ 350.00	$ 350.00	$ 350.00	$ 350.00	$ 3,000.00	$ 3,000.00	$ 329.02	$ 329.02	$ 500.00	$ 500.00
2.4	Manage / Test 144 fc on reel	12	EA	$ 3,000.00	$ 36,000.00	$ 1,200.00	$ 14,400.00	$ 1,050.00	$ 12,600.00	$ 6,000.00	$ 72,000.00	$ 987.06	$ 11,844.72	$ 700.00	$ 8,400.00
2.5	Hang/Lash cable to strand	39472	LF	$ 1.75	$ 69,076.00	$ 3.00	$ 118,416.00	$ 1.64	$ 64,734.08	$ 1.60	$ 63,155.20	$ 1.27	$ 50,129.44	$ 2.10	$ 82,891.20
2.6	Slack in Sno Shoes	28	EA	$ 190.00	$ 5,320.00	$ 220.00	$ 6,160.00	$ 121.43	$ 3,400.04	$ 274.00	$ 7,672.00	$ 271.51	$ 7,602.28	$ 216.41	$ 6,059.48
2.7	Hang Splice enclosure w/slack	11	EA	$ 225.00	$ 2,475.00	$ 220.00	$ 2,420.00	$ 263.58	$ 2,899.38	$ 172.00	$ 1,892.00	$ 271.51	$ 2,986.61	$ 345.71	$ 3,802.81
2.8	Riser, Guard & Boot	17	EA	$ 250.00	$ 4,250.00	$ 275.00	$ 4,675.00	$ 152.81	$ 2,597.77	$ 203.00	$ 3,451.00	$ 179.60	$ 3,053.20	$ 168.68	$ 2,867.56
2.9	New Build Messenger Strand	39472	LF	$ 1.75	$ 69,076.00	$ 1.85	$ 73,023.20	$ 2.20	$ 86,838.40	$ 2.00	$ 78,944.00	$ 1.68	$ 66,312.96	$ 2.07	$ 81,707.04
2.10	Pull Fiber cable in duct	17399	LF	$ 1.05	$ 18,268.95	$ 1.00	$ 17,399.00	$ 1.79	$ 31,144.21	$ 1.50	$ 26,098.50	$ 1.45	$ 25,228.55	$ 1.25	$ 21,748.75
2.11	Aerial Fiber Markers	199	EA	$ 6.90	$ 1,373.10	$ 12.00	$ 2,388.00	$ 5.99	$ 1,192.01	$ 1.00	$ 199.00	$ 9.65	$ 1,920.35	$ 1.99	$ 396.01
2.12	Coil Slack in handhole	31	EA	$ 2.00	$ 62.00	$ 100.00	$ 3,100.00	$ 75.00	$ 2,325.00	$ 25.00	$ 775.00	$ 68.55	$ 2,125.05	$ 36.74	$ 1,138.94
2.13	Tree Trimming	1	LS	$ 7,500.00	$ 7,500.00	$ 500.00	$ 500.00	$ 18,571.43	$ 18,571.43	$ 2,900.00	$ 2,900.00	$ 18,000.00	$ 18,000.00	$ 25,000.00	$ 25,000.00
2.14	Install Guy	31	EA	$ 50.00	$ 1,550.00	$ 125.00	$ 3,875.00	$ 59.83	$ 1,854.73	$ 152.00	$ 4,712.00	$ 166.74	$ 5,168.94	$ 85.00	$ 2,635.00
2.15	Install Guy Guards	31	EA	$ 15.00	$ 465.00	$ 15.00	$ 465.00	$ 17.79	$ 551.49	$ 47.00	$ 1,457.00	$ 56.10	$ 1,739.10	$ 15.74	$ 487.94
2.16	Bond Strand	199	EA	$ 5.00	$ 995.00	$ 5.00	$ 995.00	$ 22.40	$ 4,457.60	$ 124.00	$ 24,676.00	$ 32.55	$ 6,477.45	$ 9.45	$ 1,880.55
2.17	Screw Anchor	31	EA	$ 210.00	$ 6,510.00	$ 125.00	$ 3,875.00	$ 214.33	$ 6,644.23	$ 280.00	$ 8,680.00	$ 203.57	$ 6,310.67	$ 266.46	$ 8,260.26
2.18	CCH-01U Fiber Drawer	1	EA	$ 1,000.00	$ 1,000.00	$ 702.85	$ 702.85	$ 460.33	$ 460.33	$ 933.00	$ 933.00	$ 1,127.84	$ 1,127.84	$ 518.99	$ 518.99
2.19	CCH-04U Fiber Drawer	2	EA	$ 1,595.00	$ 3,190.00	$ 973.35	$ 1,946.70	$ 761.52	$ 1,523.04	$ 1,253.00	$ 2,506.00	$ 1,744.71	$ 3,489.42	$ 1,033.71	$ 2,067.42
2.20	CCH Splice Cassettes	18	EA	$ 115.00	$ 2,070.00	$ 760.50	$ 13,689.00	$ 643.29	$ 11,579.22	$ 1,578.00	$ 28,404.00	$ 1,582.61	$ 28,486.98	$ 523.09	$ 9,415.62
2.21	Prep Cable for Splicing	21	EA	$ 50.00	$ 1,050.00	$ 5.00	$ 105.00	$ 20.00	$ 420.00	$ 152.00	$ 3,192.00	$ 335.93	$ 7,054.53	$ 225.00	$ 4,725.00
2.22	PLP Coyote Dome Buffer Tube Version	13	EA	$ 525.00	$ 6,825.00	$ 455.00	$ 5,915.00	$ 626.05	$ 8,138.65	$ 1,343.00	$ 17,459.00	$ 1,766.48	$ 22,964.24	$ 395.36	$ 5,139.68
2.23	Fusion Splice in enclosure	1680	EA STRAND	$ 24.00	$ 40,320.00	$ 32.00	$ 53,760.00	$ 30.26	$ 50,836.80	$ 37.00	$ 62,160.00	$ 32.00	$ 53,760.00	$ 33.00	$ 55,440.00
2.24	Close Out	1	LS	$ 5,500.00	$ 5,500.00	$ 250.00	$ 250.00	$ 3,673.81	$ 3,673.81	$ 1,725.00	$ 1,725.00	$ 8,910.96	$ 8,910.96	$ 2,500.00	$ 2,500.00
				Sub Total	**$ 291,276.05**		**$ 331,909.75**		**$ 323,135.12**		**$ 443,395.70**		**$ 353,118.41**		**$ 337,832.25**
				Total Price	**$ 598,914.74**		**$ 676,526.75**		**$ 701,863.77**		**$ 758,003.65**		**$ 842,147.02**		**$ 962,852.94**
Alternates															
3.1	New Building Riser	1	EA	$ 1,500.00	$ 1,500.00	$ 575.00	$ 575.00	$ 1,339.29	$ 1,339.29	$ 1,500.00	$ 1,500.00	$ 1,135.36	$ 1,135.36	$ 2,549.02	$ 2,549.02
3.2	30x60x36 Handhole (Ground box)	1	EA	$ 2,250.00	$ 2,250.00	$ 1,800.00	$ 1,800.00	$ 2,239.00	$ 2,239.00	$ 2,942.00	$ 2,942.00	$ 2,904.13	$ 2,904.13	$ 3,293.50	$ 3,293.50
3.3	R&R Concrete Flatwork	1	SF	$ 38.00	$ 38.00	$ 35.00	$ 35.00	$ 21.50	$ 21.50	$ 380.00	$ 380.00	$ 34.28	$ 34.28	$ 43.00	$ 43.00
3.4	Intercept duct 5 ft or less	1	EA	$ 430.00	$ 430.00	$ 550.00	$ 550.00	$ 893.75	$ 893.75	$ 355.00	$ 355.00	$ 581.00	$ 581.00	$ 650.00	$ 650.00
3.5	Intercept duct greater than 5 ft	1	EA	$ 800.00	$ 800.00	$ 850.00	$ 850.00	$ 1,781.25	$ 1,781.25	$ 700.00	$ 700.00	$ 1,161.99	$ 1,161.99	$ 1,475.00	$ 1,475.00
3.6	Manage / Test 96 fc on reel	1	EA	$ 2,250.00	$ 2,250.00	$ 700.00	$ 700.00	$ 700.00	$ 700.00	$ 4,730.00	$ 4,730.00	$ 658.04	$ 658.04	$ 600.00	$ 600.00
3.7	Building Interior 2IN Conduit	1	LF	$ 30.00	$ 30.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 33.00	$ 33.00	$ 18.83	$ 18.83	$ 16.18	$ 16.18
3.8	Make Ready	1	EA	$ 75.00	$ 75.00	$ 35.00	$ 35.00	$ 75.00	$ 75.00	$ 255.00	$ 255.00	$ 252.98	$ 252.98	$ 125.00	$ 125.00
3.9	Handhole (Ground box) Protection	1	EA	$ 800.00	$ 800.00	$ 1,100.00	$ 1,100.00	$ 1,438.58	$ 1,438.58	$ 445.00	$ 445.00	$ 1,511.90	$ 1,511.90	$ 1,850.00	$ 1,850.00
				Sub Total	**$ 8,173.00**		**$ 5,673.00**		**$ 8,516.37**		**$ 11,340.00**		**$ 8,258.51**		**$ 10,601.70**

FIBER PHASE 3

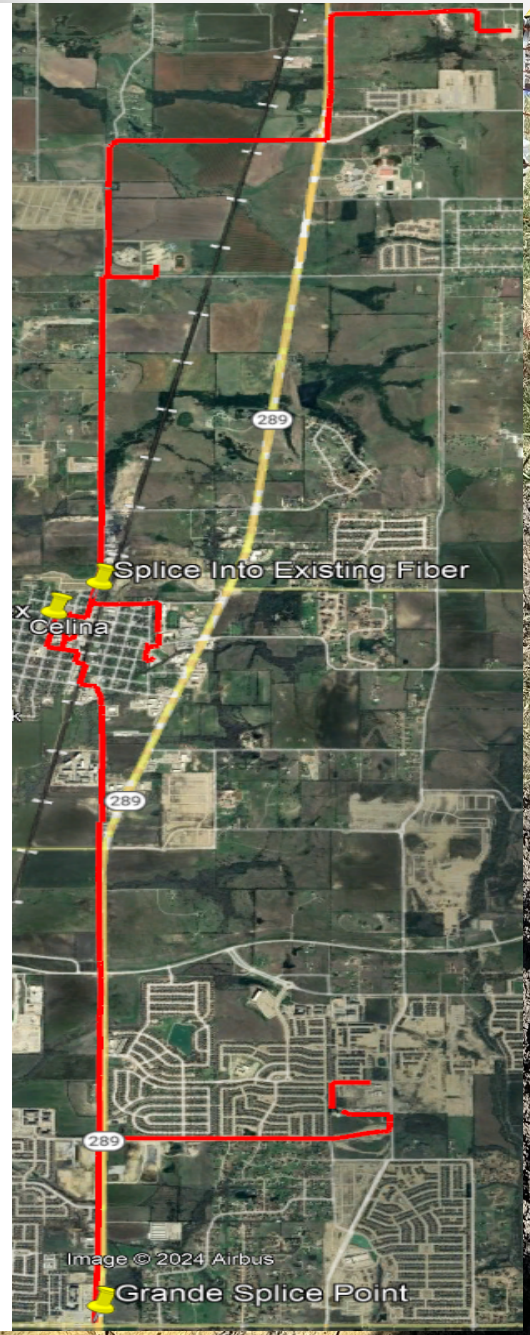
Amy Alexander
Director of Information Technology
January 14, 2025

FIBER PHASE 1

Phase 1 is complete.

Facilities Connected :

Public Works
Police Headquarters
Fire Station 3
Modulars
Downtown Square WiFi
Senior Center
IT Office
DR Meet-point

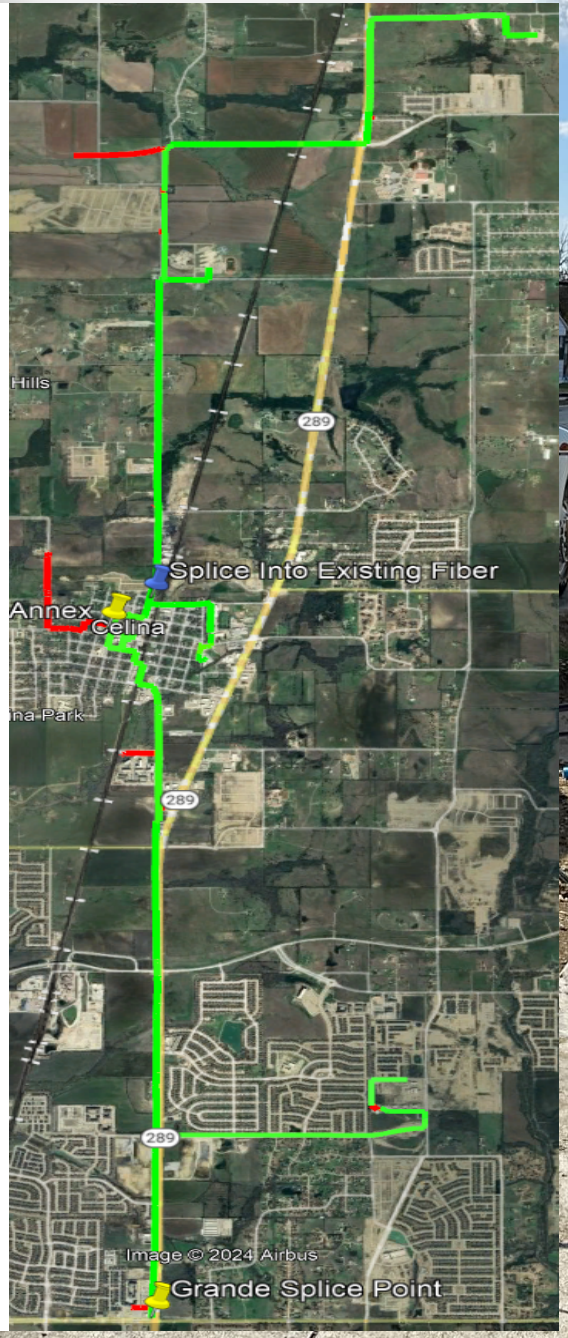


FIBER PHASE 2

Phase 2 is nearing completion.

Facilities Connected :

Chalk Hill Lift Station
County Road 994 PRV
W. J Fred Smith PRV
Fire Station 1
Sunset Lift Station
Downtown Pump Station
EDC
Downtown Wastewater Treatment Plant
Laughlin Lane PRV
The Grove PRV
Coit Road Elevated Storage Tank
Legacy Drive PRV
NORTH SKY NORTH PRV
NORTH SKY SOUTH PRV



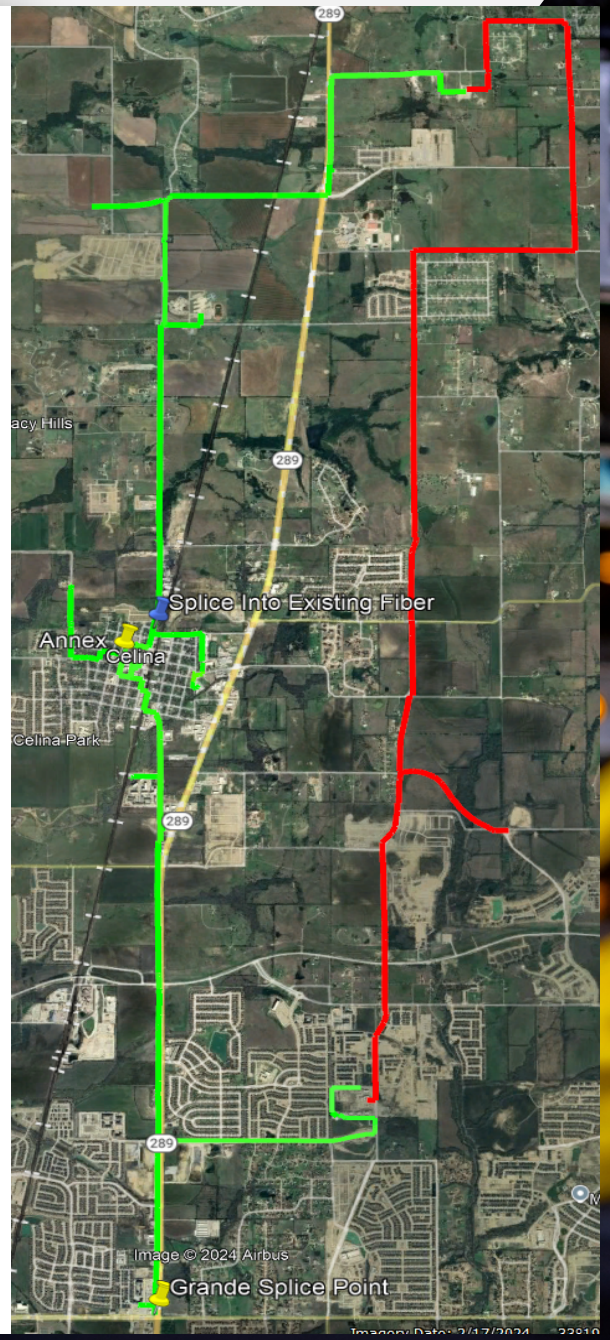
FIBER PHASE 3

Facilities Connected :

Public Works – Ring
Police Headquarters – Ring

Facilities Passed (Phase 4) :

Shawnee Trail West Lift Station
Shawnee Trail East Lift Station
Southeast Pump Station



QUESTIONS?

Life Connected.

Public Works
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andrew Figueroa, Director of Public Works
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andrew Figueroa
Date:	January 14, 2025
Re:	Punk Carter 18-inch bar-wrapped waterline pipe repair– Emergency

Action Requested:
The Celina Public Works requests retroactive approval of the purchase in the amount of $68,380.00. This approval will ensure the purchase is properly documented and accounted for in the financial records. (Figueroa)

Background Information:
On January 8, 2025, the Celina Public Works Department made an emergency purchase for a contract service from Range Line Utility Services at an estimated total cost of $63,380.00. This purchase was essential due to an unforeseen issue with an eighteen-inch bar-wrapped concrete pipe, which had developed a leak. This equipment is a specialized type of pipe, and only a select number of vendors can repair it. If the pipe fails completely, it will disrupt the water service for Sweetwater Phase Two within our system. Additionally, this pipe serves as the primary transmission line to our Light Farms Tower, which supplies water to our lower pressure zone. A failure would force water to be rerouted through smaller distribution lines, potentially reducing system capacity and affecting service to the elevated tower and residents. Due to the situation's urgency, prior approval was not obtained according to the standard procurement process. However, the Texas Local Government Code exempts purchases made necessary to preserve or protect the public health or safety of the municipality's residents and for unforeseen damage to public machinery, equipment, or other property.

Legal Review:
N/A

Supporting Documents:

1. Presentation
2. Proposal
3. Location Map

Financial Consideration:

Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends City Council ratify the purchase as presented, approving the post-purchase authorization for an emergency water line repair.

Emergency Punk Carter Water Line Repair

Andrew Figueroa
January 14, 2025

AGENDA OVERVIEW

- The Celina Public Works requests retroactive approval of the purchase in the amount of $68,380.00 to be charged to the 202-117-000-6200. This will ensure that the purchase is properly documented and accounted for in the financial records.

- On January 8, 2025, the Celina Public Works Department made an emergency purchase for a contract service from Range Line Utility Services at an estimated total cost of $63,380.00. This purchase was essential due to an unforeseen issue with an eighteen-inch bar-wrapped concrete pipe, which developed a leak. This is a specialized type of pipe and only a select number of vendor can perform repairs on this type pipe. If the pipe were to fail completely, it would disrupt water service to the Sweetwater Phase Two section of our system. Additionally, this pipe serves as the primary transmission line to our Light Farms Tower, which supplies water to our lower pressure zone. A failure would force water to be rerouted through smaller distribution lines, potentially reducing system capacity and affecting service to the elevated tower and residents. Due to the urgency of the situation, prior approval was not obtained according to the standard procurement process. However, Texas Local Government Code exempts purchases made necessary to preserve or protect the public health or safety of the municipality's residents and for unforeseen damage to public machinery, equipment, or other property.

QUESTIONS?

Civil Construction Proposal

RUTS Construction, LLC.

1150 Blue Mound RD W, Suite 821
Haslet, TX 76052
Contact: **Chase Ratliff**
Phone: **512-944-2960**
Email: **cratliff@rutsconstruction.com**

Quote To:	Chris Cox	Job Name:	18" RCCP Leak
Company:	City of Celina	Date:	01/08/2025
		Quote #:	24-319
Phone:	469-631-9612		
Email:	CCox@Celina-tx.gov		

** Budgetary Quote ** REV 1

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Mobilization	1.00	EA	2,500.00	2,500.00
20	Bypass Pumping	1.00	LS	4,500.00	4,500.00
30	Excavation, Labor and Backfill ** BUDGETARY **	1.00	LS	32,000.00	32,000.00
40	Repair Material **BUDGETARY **	1.00	LS	22,000.00	22,000.00
50	Concrete Restoration ** BUDGETARY **	1.00	LS	6,120.00	6,120.00
60	Sod Restoration ** BUDGETARY **	400.00	SF	3.15	1,260.00
GRAND TOTAL					**$68,380.00**

NOTES:

Project Inclusions:
** Budgetary Quote **
Provide Labor, Material, and Equipment to Perform 18" RCCP Repair.
Welding Services.
Trench Safety up to 10'.
Bypass between the (2) Fire Hydrants discussed onsite.
De-watering.
Concrete Restoration.
Sod Restoration.
Work in original scope

Project Exclusions:
Any Permit or Impact Fees
Any Traffic Control.
Excavation deeper Than 10'
Erosion Control Plans or BMP's.
Liquidated Damages
Bonding (Add 4%)
Work not proposed on original scope

Prices are based on

RUTS will NOT be responsible for any delays due to material shortages or changes

If concrete is required to be removed and replaced, additional cost will be added

RUTS will not be responsible for any delays due to mismarked utility lines or changes required due to unforeseen utility lines

RUTS may require a pre-construction meeting prior to scheduling any services.

Price does not include "Sales Tax" on supplied material.

If the type of pipe changes from what we have quoted above, prices and scheduling may vary. Contractor or Municipality is responsible for verifying the type of pipe and it's O.D.

Excavation deeper than 10' will be charged at $1000.00 per foot.

Stand-by charges for equipment will be billed at $1,250.00/per day.

Normal daytime hours (7:00AM-7:00PM) Monday through Friday. Technician(s) will have a $350.00 per hour after hours charge.

Stand-by charges will be billed at $250.00 per hour/ per technician during normal daytime hours and $350.00 per hour/ per technician during afterhours.

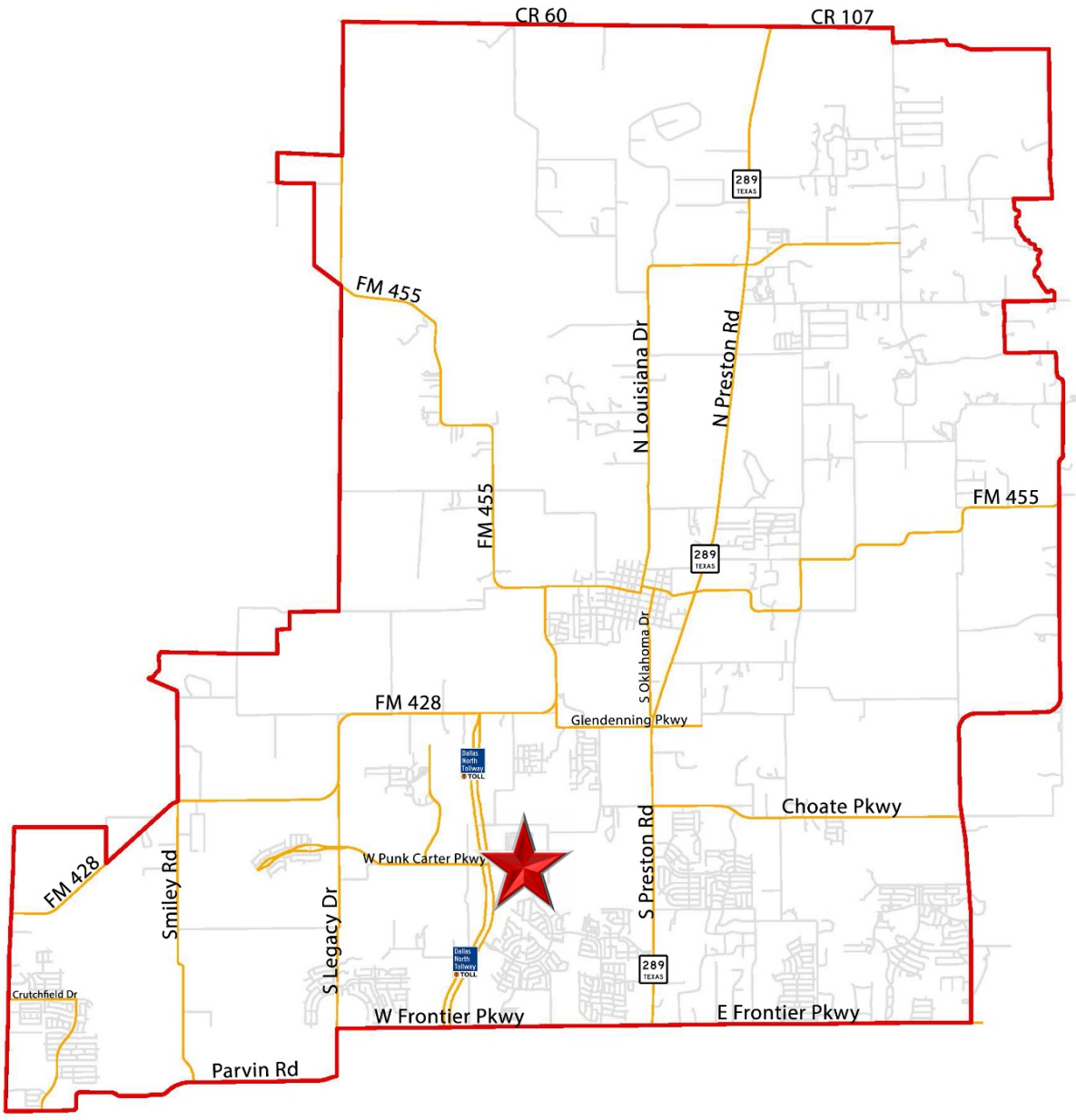
RUTS will allow (1) mobilizations/de-mobilizations to the jobsite. Additional trips will be $1,000.00 per trip.

If you have any questions, please feel free to contact us:

Chiefs Operations Officer
Chris Campbell
940.600.3036 Chris.c@rutsconstruction.com

Customer Signature _____

RUTS Signature _____


CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

Life Connected.

IT
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Alden Gleason
Date:	January 14, 2025
Re:	Interlocal Agreement Between CISD and the City for installation of Fiber Phase 3

Action Requested:
Consider and act to authorize the City Manager to execute an interlocal reimbursement agreement by and between the City of Celina and Celina Independent School District for the reimbursement of fiber phase 3 installation costs in the amount not to exceed $252,148.19. (Alexander)

Background Information:
The City and Celina Independent School District (CISD) are building fiber optic connections between facilities. This joint project will allow the City and CISD to cost share the construction and installation of Fiber Phase 3. The City currently has an Interlocal agreement in place to share cost of maintenance associated to existing fiber and joint-use cables.

Legal Review:
Legal has reviewed and approved the attached agreement.

Supporting Documents:
1. ILA Between Celina and CISD for Phase 3 Joint Fiber Network
2. CISD ILA - Presentation

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval of the agreement.

INTERLOCAL AGREEMENT FOR INSTALLATION OF FIBER OPTIC CABLE BY AND BETWEEN THE CITY OF CELINA, TEXAS AND THE CELINA INDEPENDENT SCHOOL DISTRICT

THIS INTERLOCAL AGREEMENT BETWEEN THE CITY OF CELINA, TEXAS AND THE CELINA INDEPENDENT SCHOOL DISTRICT, FOR INSTALLATION OF FIBER OPTIC CABLE ("Agreement") is made and entered into by and among the City of Celina, Texas**,** a home-rule municipal corporation, hereinafter referred to as ("Celina") and the Celina Independent School District, a political subdivision of the State of Texas ("CISD"). CISD and Celina may from time to time herein be referred to collectively as "Parties" and individually as a "Party." The effective date of this Agreement is the date that the last of the Parties has executed the Agreement, after approval from their respective governing bodies (the "Effective Date").

WHEREAS, the Interlocal Cooperation Act ("Act"), codified at Chapter 791 of the Texas Government Code, authorizes units of local government to contract with one or more units of local government to perform governmental functions and services; and

WHEREAS, CISD and Celina are political subdivisions of the State of Texas and are engaged in the provision of governmental services for the benefit of their citizens and users; and

WHEREAS, this Agreement is entered into pursuant to the authority, under the provisions of, and in accordance with, the Act for the performance of governmental functions and services; specifically, installation of Phase 3 of Fiber Optic Cable (the "Project"); and

WHEREAS, CISD and Celina have determined that the Project may be completed most economically by implementing this Agreement; and

WHEREAS, each of the Parties has current funds available to satisfy any fees and costs required pursuant to this Agreement.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the Parties agree as follows:

I.
TERM

The Term of this Agreement shall begin on the Effective Date and shall continue until the completion of the Project and the payment of all sums.

II.
PROJECT

2.1 Project. The Project shall consist of the installation of Phase 3 of Fiber Optic Cable to be identified as Phase 3-A, depicted in **Exhibit A1**, attached hereto and incorporated herein for all purposes, Phase 3-B, depicted in **Exhibit A2**, attached hereto and incorporated herein for all purposes, and Phase 3-C, depicted in **Exhibit A3**, attached hereto and incorporated herein for all

purposes. The Parties agree Celina shall oversee management of the Project, which shall include, in accordance with state law, preparing specifications required to complete the Project, accepting bids, awarding a contract to complete the Project and administering the construction contract. The Project will begin no later than ninety (90) days from the Effective Date; however, Celina shall notify CISD of any reasonable commercial delays of this start date for the Project necessitating an extension. Upon completion of the Project, maintenance of the Project will be subject to the Interlocal Agreement for Fiber Optic Cable entered into by Celina and CISD on March 31, 2023.

III.
COST PARTICIPATION

3.1 Cost Participation. The opinion of probable cost, depicted in **Exhibit B**, attached hereto and incorporated herein for all purposes, estimates the total costs of the Project to be eight hundred eleven thousand seven hundred seventeen and twenty-three cents ($811,717.23) ("Project Cost"). The Project Cost shall be divided according to the appropriate phase of the Project and each Party agrees to contribute as follows:

(a) Phase 3-A is estimated to cost a total of two hundred forty-nine thousand nine hundred twenty-eight and twelve cents ($249,928.12). Celina agrees to contribute fifty (50) percent of the Project Cost of Phase 3-A, and CISD agrees to contribute fifty (50) percent of the Project Cost of Phase 3-A.

(b) Phase 3-B is estimated to cost a total of one hundred twenty-seven thousand one hundred eighty-four and thirteen cents ($127,184.13). CISD agrees to contribute one hundred (100) percent of the Project Cost of Phase 3-B.

(c) Phase 3-C is estimated to cost a total of four hundred thirty-four thousand six hundred four and ninety-eight cents ($434,604.98). Celina agrees to contribute one hundred (100) percent of the Project Cost of Phase 3-C.

3.2 Cost Overages. Each Party agrees to contribute their proportionate share, as outlined above, for any increase to costs originally estimated in the opinion of probable cost.

IV.
RELEASE AND HOLD HARMLESS

TO THE EXTENT ALLOWED BY LAW, AND WITHOUT WAIVING GOVERNMENTAL OR SOVEREIGN IMMUNITY, EACH PARTY AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OTHER (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMANDS, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO, OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT

ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.

THIS INDEMNIFICATION CLAUSE IS VALID ONLY TO THE EXTENT PERMITTED BY THE LAWS AND CONSTITUTION OF THE STATE OF TEXAS, PARTICULARLY SECTION 7 OF ARTICLE XI OF THE TEXAS CONSTITUTION, AND WITH THE MUTUAL UNDERSTANDING THAT THE PARTIES ARE POLITICAL SUBDIVISIONS OF THE STATE OF TEXAS AND THAT THIS EXECUTORY INDEMNITY OBLIGATION CANNOT BE PAID FROM CURRENT REVENUES AND THAT NO TAX NOR INTEREST AND SINKING FUND HAS BEEN SET, ADOPTED OR ESTABLISHED FOR THE PAYMENT OF THIS EXECUTORY INDEMNITY OBLIGATION.

V.
AUTHORITY TO EXECUTE

The undersigned officers and/or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

(a) CISD has executed this Agreement pursuant to duly authorized action of the CISD Board of Directors on _____, 202__.

(b) Celina has executed this Agreement pursuant to duly authorized action of the Celina City Council on _____, 202__.

Each of the Parties shall provide written documentation evidencing the grant of approval by its respective governing body.

VI.
MISCELLANEOUS PROVISIONS

6.1 Assignment. This Agreement is not assignable.

6.2 Entire Agreement. This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties hereto. The only parties to this Agreement are Celina and CISD.

6.3 Venue. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Collin County, Texas. All payments due under this Agreement will be payable in Collin County, Texas.

6.4 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

6.5 Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

6.6 Remedies. No right or remedy granted herein or reserved to the Parties is exclusive of any other right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the Parties. It is further agreed that one (1) or more instances of forbearance by any Party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

6.7 Savings/Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

6.8 Representations. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

6.9 Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

6.10 Pursuit of a Governmental Function. Both Celina and CISD have determined by their execution of this Agreement that this Agreement and the obligations of the Parties contained herein are in discharge of a governmental function as set forth in the Interlocal Cooperation, Chapter 791, Texas Government Code, and the participation by either Party in the terms of this Agreement shall not make such Party an agent or representative of the other Party.

6.11 Notification. All notices required or contemplated by this Agreement (or otherwise given in connection with this Agreement) (a "Notice") shall be in writing, shall be signed by or on behalf of the party giving the Notice, and shall be effective on the earlier of (a) on the third (3rd) day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested with a confirming copy sent by facsimile or email, (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed), or (c) on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person, delivery by regular mail, delivery by facsimile (with a confirmation copy sent by regular mail), or delivery by email (with a confirming copy sent by one of the other methods set forth herein). Notices given pursuant to this Section shall be addressed as follows:

To Celina: City of Celina
Attention: City Manager
142 North Ohio Street
Celina, Texas 75009
Telephone: (972) 283-2682

Facsimile: (972) 382-3736

With a copy to: Julie Fort
Messer Fort, PLLC
6371 Preston Road, Suite 200
Frisco, Texas 75034
Telephone: (972) 668-6400
Facsimile: (972) 668-6414

To the District: Celina Independent School District
Attention: Superintendent
205 S. Colorado Street
Celina, Texas 75009

The Parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least ten (10) days written notice to the other Party. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday, or legal holiday.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Agreement by signing below:

CITY OF CELINA, TEXAS

By: _____
Robert Ranc, City Manager

Date: _____

ATTEST:

By: _____
Lauren Vaughns, City Secretary

CELINA INDEPENDENT SCHOOL DISTRICT

By: _____
Tom Maglisceau, Superintendent

Date: December 17, 2024

ATTEST:

By: Sarah Wood
Name: Sarah Wood
Title: Exec. Asst. to Superintendent
Date: December 17, 2024

SARAH WOOD
Notary Public, State of Texas
Comm. Expires 01-26-2025
Notary ID 10892368

Exhibit A1
Phase 3-A

Exhibit A2
Phase 3-B

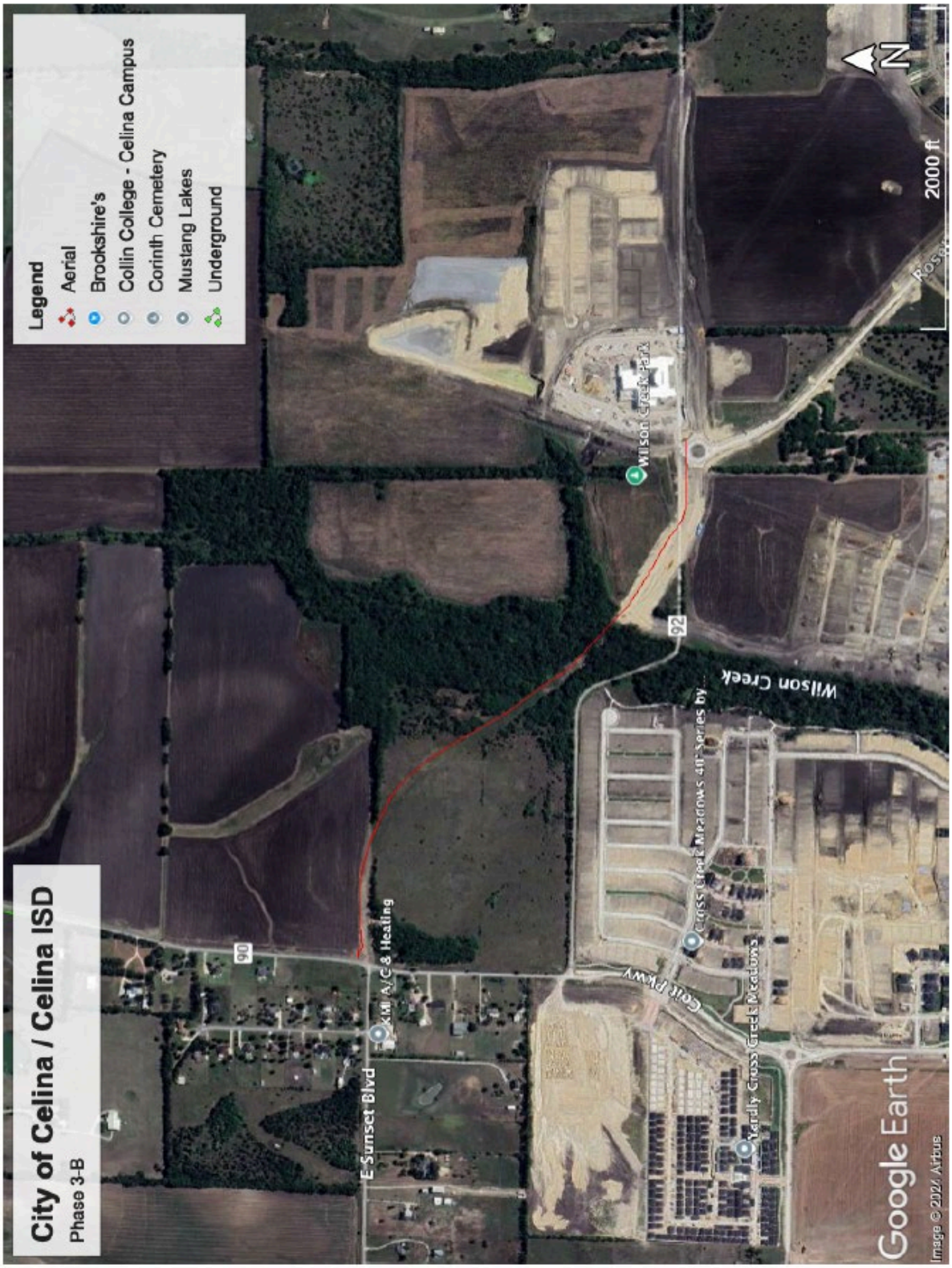


Exhibit A3
Phase 3-C

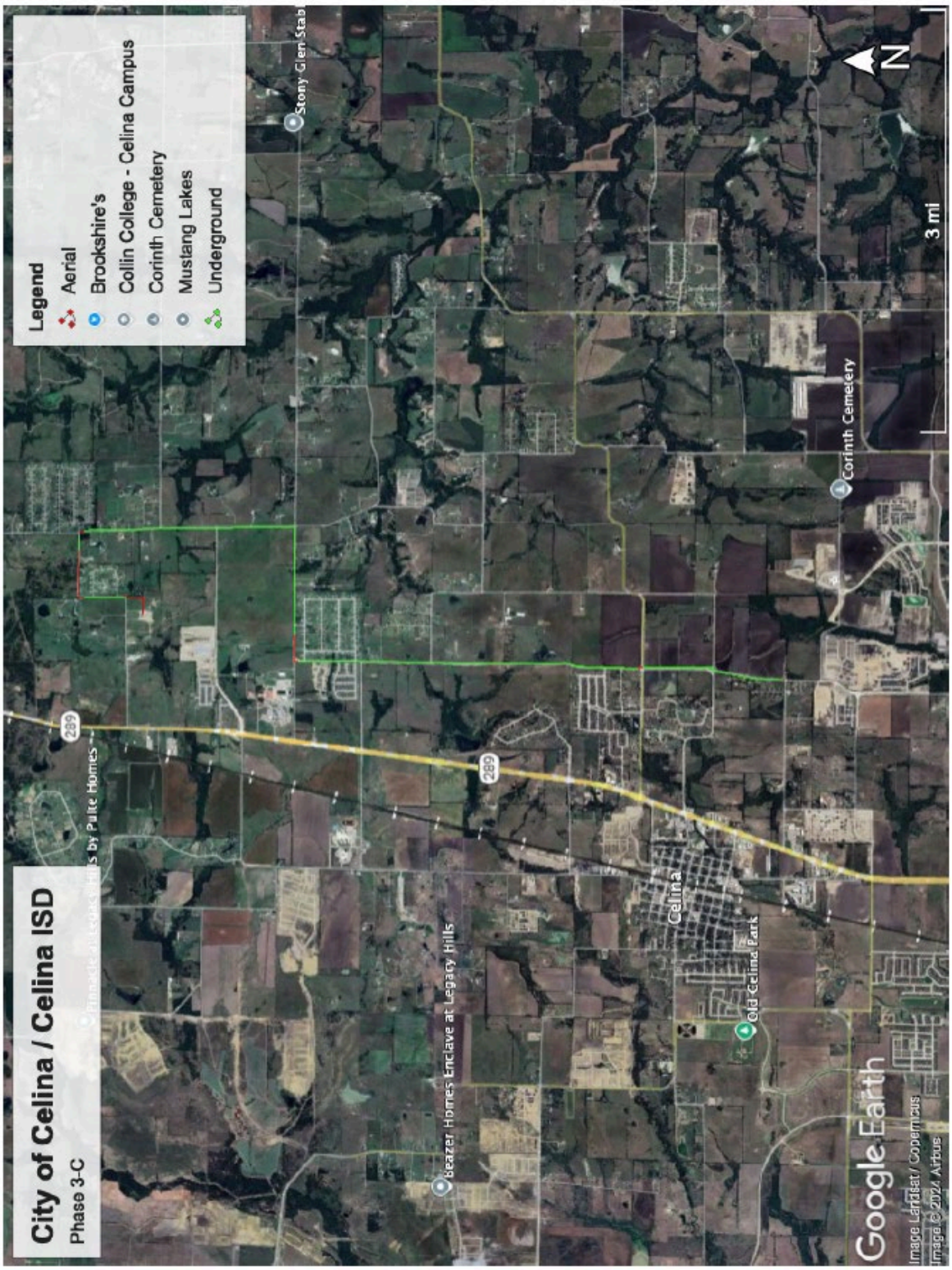


Exhibit B
Estimated Opinion of Probable Costs

	Phase 3A	Phase 3B	Phase 3C
Fiber Feet	14509	5364	42898
Fiber Cost (96 strand)	$ 9,285.76	$ 3,432.96	$ 27,454.72
Construction Cost	$ 218,765.78	$ 112,501.06	$ 370,136.60
Contingency	$ 21,876.58	$ 11,250.11	$ 37,013.66
Total	**$ 249,928.12**	**$ 127,184.13**	**$ 434,604.98**

FIBER PHASE 3 CISD ILA

Amy Alexander
Director of Information Technology
January 14, 2025

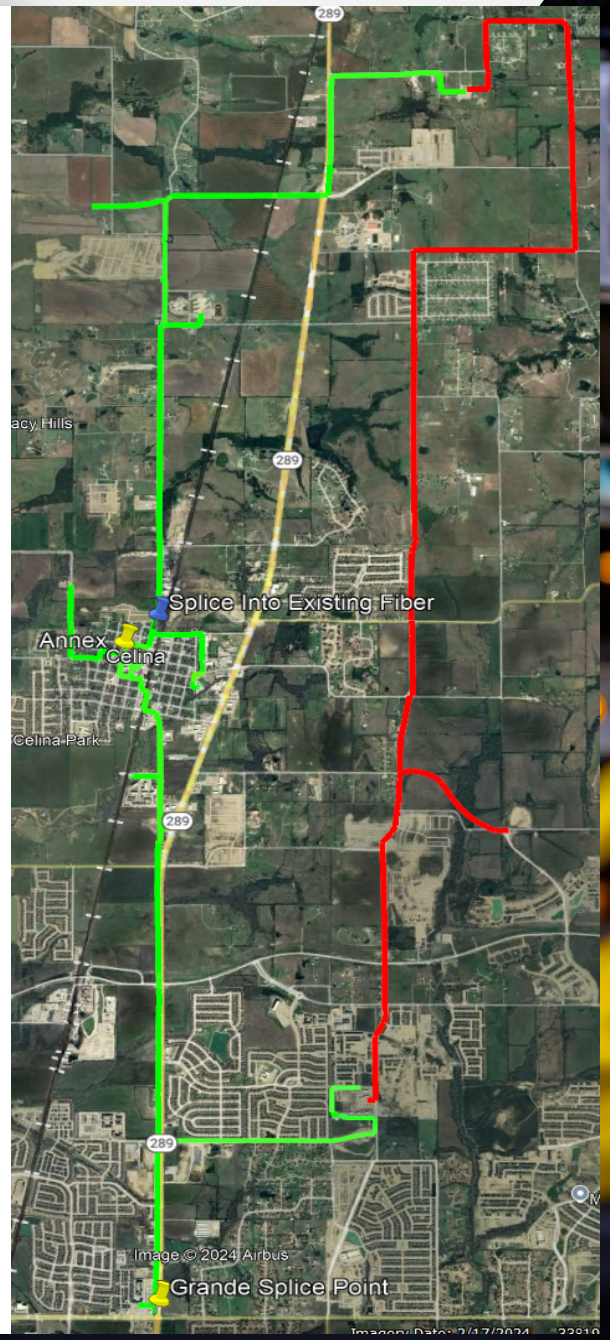
CISD JOINT FIBER PROJECT

The City and Celina ISD are joining together to participate in cost sharing for construction of fiber Phase 3. The project is broken into 3 sections.

Phase 3A – 50% City / 50% CISD
Phase 3B – 0% City / 100% CISD
Phase 3C – 100% City / 0% CISD

Sections were determined by each agency's need.

	Phase 3A	Phase 3B	Phase 3C
Fiber Feet	14509	5364	42898
Fiber Cost (96 strand)	$ 9,285.76	$ 3,432.96	$ 27,454.72
Construction Cost	$ 218,765.78	$ 112,501.06	$ 370,136.60
Contingency	$ 21,876.58	$ 11,250.11	$ 37,013.66
Total	**$ 249,928.12**	**$ 127,184.13**	**$ 434,604.98**



QUESTIONS?

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Daniel Galizia
Date:	January 14, 2025
Re:	FY 2025 Budget Amendment

Action Requested:
Consider and act on an Ordinance amending Ordinance No. 2024-83 which adopted and approved the budget for fiscal year beginning October 1, 2024, and ending September 30, 2025, and make appropriations for each department, project, and account, by adopting an amended 2024-2025 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

Background Information:
This item amends the Fiscal Year (FY) 2024-2025 Budget across a variety of funds and departments to authorize additional expenditures and roll forward of expenditures from FY 2024. The amendment includes:

- $5,220 in General Fund expenses for Police uniforms rolled from prior FY 2024. The items were ordered in FY 2024 but not received till FY 2025.
- $56,269 in Capital Acquisition Fund expenses for Library Bookmobile upfitting rolled from prior FY 2024.The items were ordered in FY 2024 but not received till FY 2025.
- $10,000 in Capital Acquisition Fund expenses rolled from prior FY 2024 for FF&E for the Police Headquarters. The items were ordered in FY 2024 but not received till FY 2025.
- $2,500 in Capital Acquisition Fund expenses for additional costs of the Police Rapid Deployment Vehicle.

Celina Economic Development Corporation (CEDC) has the following amendments to their (FY) 2024-2025 Budget to authorize additional expenditures. The amendment was approved by the CEDC board at their January 7, 2025 meeting.

- $30,000 for sales tax rebates approved through economic development agreements transferred from incentives expenditures.
- $27,500 for the purchase of data-gathering software.
- $10,000 for proposed increase in future agreement with Celina Chamber of Commerce
- $2,000,000 for previously approved settlement for purchase of land in August/September 2024.

Legal Review:
N/A

Supporting Documents:
1. Ordinance Amending the Budget January 14, 2025
2. VII.T. January FY 25 Budget Amendment Presentation

Financial Consideration:
The proposed amendment uses increased revenues or fund balance to authorize additional expenditures for a variety of City funds. Across all funds, there is adequate fund balance or revenue to fund the proposed amendment.

Staff Recommendation:
Staff recommends approval.

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2024-83, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2024-2025 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2024-2025, heretofore previously adopted by Ordinance 2024-83; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

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

SECTION 1. The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION 2. The City's budget for the fiscal year ending September 30, 2025, heretofore previously adopted by Ordinance 2024-83 duly enacted by the City Council of the City of Celina on the 10th day of September, 2024, be and is hereby amended as set out in Exhibit "A" attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3. That the amounts specified in Exhibit "A" be hereby appropriated and reallocated as specified for those purposes designated in Exhibit "A".

SECTION 4. The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

SECTION 5. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6. The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7. The City Secretary of the City of Celina is hereby directed to publish in the official newspaper of the City of Celina, the descriptive caption and effective date of this ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this ordinance in the ordinance records of the City.

SECTION 9. This Ordinance shall become effective from and after its date of passage in accordance with law.

PASSED and APPROVED by the City Council of the City of Celina, Texas, on the 14th day of January 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

EXHIBIT A
FY 2024-2025 Budget Amendment

Meeting Date: January 14, 2024

Account #	Account Name	Description	Adjustment
102-31-3050	Fund Balance	Police Uniforms and Library Bookmobile Upfitting	(5,220)
102-112-000-6164	Uniforms	Roll Over PO for Police Class A Uniform Hats	5,220
120-31-3050	Fund Balance	Police Headquarters and Rapid Deployment Vehicle	(68,769)
120-105-000-6840	Capital - Vehicle	Roll Over PO Library Bookmobile Upfitting	56,269
120-112-000-6810	Capital - Facilities	Roll Over PO Police Headquarters FF&E	10,000
120-112-000-6840	Capital - Vehicle	Rapid Deployment Vehicle Increased Cost	2,500
Celina Economic Development Corporation (CEDC)			
401-148-000-6311	Software	Data - Gathering Software	27,500
401-148-000-6995	Transfer to Chamber	Agreement with Celina Chamber of Commerce	10,000
401-148-000-7200	Note Payable	Note Payable Settlement for Purchase of Land	2,000,000
401-400-000-4101	Contra Sale Tax	Sales Tax Rebates approved through Economic Development Agreements	30,000
401-148-000-6680	Incentives	Funds re-allocated to Contra Sales Tax Expenditure	(30,000)
401-31-3050	Fund Balance	Incentives, Software, and Note Payable	(2,037,500)

FY 2025 BUDGET AMENDMENT

City Council Meeting
January 14, 2024

DETAILS

- Carry-forward funding from FY 2024 for Police Uniforms not received last year in General Fund.
- Carry-forward funding from FY 2024 for the Library Bookmobile upfitting in Capital Acquisition Fund.
- Carry-forward funding from FY 2024 for Police Headquarters FF&E and RDV out of Capital Acquisition Fund.

Fund	Type	Description	Adjustment
General Fund	Fund Balance	Police Uniforms and Library Bookmobile Upfitting	(5,220)
General Fund	Uniforms	Roll Over PO for Police Class A Uniform Hats	5,220
Capital Acquisition Fund	Fund Balance	Police Headquarters and Rapid Deployment Vehicle	(68,769)
Capital Acquisition Fund	Capital - Vehicle	Library Bookmobile Upfitting	56,269
Capital Acquisition Fund	Capital - Facilities	Police Headquarters FF&E	10,000
Capital Acquisition Fund	Capital - Vehicle	Rapid Deployment Vehicle	2,500

CELINA ECONOMIC DEVELOPMENT CORPORATION (CEDC)

•$30,000 for sales tax rebates approved through economic development agreements transferred from incentives expenditures.
•$27,500 for the purchase of data-gathering software.
•$10,000 for proposed increase in future agreement with Celina Chamber of Commerce
•$2,000,000 for previously approved settlement for purchase of land in August/September 2024.

Account #	Account Name	Description	Adjustment
Celina Economic Development Corporation (CEDC)			
401-148-000-6311	Software	Data - Gathering Software	27,500
401-148-000-6995	Transfer to Chamber	Agreement with Celina Chamber of Commerce	10,000
401-148-000-7200	Note Payable	Note Payable Settlement for Purchase of Land	2,000,000
401-400-000-4101	Contra Sale Tax	Sales Tax Rebates approved through Economic Development Agreements	30,000
401-148-000-6680	Incentives	Funds re-allocated to Contra Sales Tax Expenditure	(30,000)
401-31-3050	Fund Balance	Incentives, Software, and Note Payable	(2,037,500)

QUESTIONS?

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	January 14, 2025
Re:	CIAC Formation for Water/Wastewater Impact Fee Update Resolution

Action Requested:
Consider and act upon a Resolution authorizing an update to the impact fee program for water and wastewater facilities and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee with one ad-hoc member. (Glasgow)

Background Information:
State law requires that municipality development impact fees be reassessed every five years. The City of Celina last reviewed water and wastewater development impact fees in 2020. A Capital Improvement Committee (CIAC) is required to recommend the appropriate impact fees for the community based on infrastructure assessment and proposed future development. The committee will consist of the Planning and Zoning Commission and a Council-appointed development professional.

Legal Review:
The Resolution has been reviewed by the City Attorney.

Supporting Documents:
1. Resolution Setting CIAC_FINAL (P)
2. CIAC Formation Resolution Presentation (P)

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AUTHORIZING AN UPDATE TO THE IMPACT FEE PROGRAM FOR WATER AND WASTEWATER FACILITIES AND APPOINTING THE PLANNING AND ZONING COMMISSION AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE, PROVIDING FOR A SAVINGS, REPEALING, AND SEVERABILITY CLAUSE; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina ("City") currently imposes impact fees for roadway, water, and wastewater facilities pursuant to its authority granted under Chapter 395 of the Texas Local Government Code ("TLGC") and within Chapter 10, Subdivision Regulation, Article 10.02, "Impact Fees," of the City of Celina Municipal Code of Ordinances ("City Code"); and

WHEREAS, the City Council of the City of Celina ("City Council") intends to update its Land Use Assumptions, Impact Fees, and Capital Improvements Plan pursuant to the procedures contained in Chapter 395 of the TLGC; and

WHEREAS, the City Council appoints the Planning and Zoning Commission as the Capital Improvements Advisory Committee ("CIAC") in accordance with the requirements within Chapter 395 of the TLGC, and charges them to advise City Council on the imposition of impact fees; and

WHEREAS, at least one (1) member of the CIAC is a member of the development, real estate, and/or building industry and resides in the extraterritorial jurisdiction of the City; and

WHEREAS, the City Council has determined that the use of impact fees facilitates quality development that is in accordance with the City's Comprehensive Plan, and the use of impact fees further promotes health, safety, and general welfare for the City and its residents.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Recitals. The above recitals are found to be true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. Capital Improvements Advisory Committee. The Planning and Zoning Commission is hereby appointed as the CIAC with one (1) ad-hoc member from the development, real estate or building industry and resides in the extraterritorial jurisdiction of the City and is authorized to work with City staff to provide recommendations to the City Council on the imposition of impact fees.

SECTION 3. Authorization. The Director of Development Services, Director of Engineering and Finance are directed to commence the update of the Land Use Assumptions, Impact Fees, and Capital Improvements Plan, and procure such planning, engineering, and/or legal consultation deemed necessary to update the impact fee program for water and wastewater

facilities. This shall be paid for by the impact fees to be collected under the impact fee program.

SECTION 4. Savings/Repealing. All resolutions, ordinances, or City Council actions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 5. Severability**.** 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 City 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 6: Open Meeting. It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 7. Effective Date. This Resolution shall be effective immediately following its passage and approval by the City Council.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ON THE 14TH DAY OF JANUARY 2025.

THE CITY OF CELINA:

_____

By: Ryan Tubbs, Mayor

ATTEST:

_____

Lauren Vaughns, City Secretary

RESOLUTION TO FORM CIAC FOR WATER/WASTEWATER IMPACT FEE UPDATE

January 14, 2025

RESOLUTION DETAILS

Project Description: Update the Impact Fees and Capital Improvements Plan for the water and wastewater facilities in the City.

Action requested: Approval of the Resolution for Council to appoint the Planning & Zoning Commission as the Capital Improvements Advisory Committee (CIAC) with one (1) member of the development, real estate, and/or building industry and who resides in the Celina ETJ.

Life Connected.

Life Connected.

Fire
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Shawn White, Fire Chief
CC:	Robert Ranc, City Manager
Intiated by:	Eric Everson
Date:	January 14, 2025
Re:	Fire Dispatch Services ILA - Collin County FY2025 amendment

Action Requested:
Consider and act to renew the Interlocal Agreement for Fire and EMS dispatch services by and between the City of Celina and Collin County. (White)

Background Information:
The Fire Department is requesting to renew the Interlocal Agreement for Fire and EMS Dispatch Services between the City and Collin County for a twelve (12) month period at the same terms and conditions of contract 2021-358 for the period from October 1, 2024, through September 30, 2025.

Update Section 5.01 Compensation clause of the agreement to the following: The dispatch service charges for FY2025 are in the amount of $0. From: The dispatch service charges for FY2024 are in the amount of $0.

Legal Review:
N/A

Supporting Documents:
1. FY25 Dispatch Amendment 3 Celina Fire Dept

Financial Consideration:
N/A

Staff Recommendation:
Staff recommendation is to approve this amendment.

Contract Modification Document

Office of the Purchasing Agent
Collin County Administration Building
2300 Bloomdale Rd, Ste 3160
McKinney, TX 75071
972-548-4165

Vendor: City of Celina
142 N. Ohio St.
Celina, TX 75009

Contract No. 2021-358
Contract: Dispatch Services, Celina Fire Department

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

Item #1 Renew contract for a twelve (12) month period at the same terms and conditions of the contract from October 1, 2024, through September 30, 2025.

Item #2 Update Section 5.01 Compensation clause of the agreement to the following-

The dispatch service charges for FY2025 are in the amount of $0.

From:
The dispatch service charges for FY2024 are in the amount of $0.

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

Amendment No. 3 has been accepted and authorized on _____ by authority of the Collin County Commissioners Court by Court Order No._____, to be effective on October 1, 2024.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE:

DATE:

SIGNATURE

Michelle Charnoski, NIGP-CPP, CPPB
(Print Name)

TITLE: PURCHASING AGENT

DATE:

HISTORICAL INFORMATION

Awarded by Court Order No. 2021-797-08-23

Amendment	No. 1	Court Order No.	2022-914-09-19	Summary	One year Renewal, no fee confirmed
Amendment	No. 2	Court Order No.	2023-934-10-02	Summary	One year Renewal, no fee confirmed
Amendment	No. 3	Court Order No.		Summary	One year Renewal, no fee confirmed

Life Connected.

Marketing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Joe Monaco, Director of Marketing & Communications
CC:	Robert Ranc, City Manager
Intiated by:	Joe Monaco
Date:	January 14, 2025
Re:	Portable Restrooms Contract for 2025

Action Requested:
Consider and act to award bid for portable restrooms to United Site Services, in an amount not to exceed $19,189.40. (Monaco)

Background Information:
The Marketing and Communications Department worked with the Purchasing Division to create a request for proposal for portable restrooms for City events. Purchasing completed an initial review to determine each bidder's responsiveness. It was determined that JOTS Rental failed to provide pricing for all items and was deemed Non-responsive. Using the detailed quantities outlined in the solicitation, purchasing compiled an estimated annual cost for all events and long-term rentals. United Site Services was shown to be the lowest responsible, responsive bidder. To better ensure event coverage it was recommended that United Site Services be awarded as the primary contract and Texas Johns as secondary.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Presentation
2. Agenda Recap
3. 2024-123 Agreement - Portable Restrooms - Primary - United Site Services of Texas- Partially Executed
4. 2024-123 Agreement - Portable Restrooms - Primary - Texas Johns - Partially Executed
5. 2024-123 Bid Tabulation

6. Bid Tabulation - Annual Spend

Financial Consideration:
Funding is available through multiple Special Events funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the contract as presented.

Portable Restrooms for City Events – United Site Services

Joe Monaco
Director of Marketing & Communications
January 14, 2025

BACKGROUND

- The City of Celina Purchasing Department put together a Request for Proposal (RFP) for a contract for Portable Restrooms for City events.
- Using the detailed quantities outlined in the solicitation, the Purchasing Department compiled an estimated annual cost for all events and long-term rentals.
- United Site Services was shown to be the lowest responsible, responsive bidder.
- To better ensure event coverage, it is recommended that United Site Services be awarded the primary contract and Texas John’s as secondary.

QUESTIONS?

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2024-123

SOLICITATION NAME: Portable Restrooms

PROJECT #: N/A

Bid Opening Date 09/12/2024 Bid Opening Time: 10:00 AM

Number of Invitations Sent/Vendors Notified:	37
Number of Submissions:	5
Number of Non-Responsive Bids:	1
Number of Responsive Bids:	4
Number of No Bids	0
Did any vendor invoke the Local Preference per our policy (Y/N)	N

Review/Evaluation:
Purchasing completed an initial review to determine each bidder's responsiveness. It was determined that JOTS Rental failed to provide pricing for all items and was deemed Non-responsive. Using the detailed quantities outlined in the solicitation purchasing compiled an estimated annual cost for all events and long term rentals. United Site Services was shown to be the lowest responsible, responsive bidder. To better ensure event coverage it was recommended that United Site Services be awarded as the primary contract and Texas Johns as secondary.

N/A

Coop/Sole Source: _____ **Recommendation:**

United Site Services (Primary) & Texas Johns (Secondary)

Department recommends the following.

Contract Term: 1 year with 4 optional 1 year renewals

Ryan Quigley
Submitted By:

10-24-24
Date:

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (hereinafter referred to as the "City") and **United Site Services of Texas, INC.** (hereinafter referred to as the "Provider") for **Portable Restrooms**, (hereinafter referred to as the "Project"). In consideration of the premises, covenants and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The City agrees to retain the Provider for, and the Provider agrees to provide services relative to, the following Project: **Portable Restrooms** (hereinafter also referred to as "Services") in accordance with the terms and conditions as set forth in this Agreement and in Exhibit A, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A – Invitation to Bid.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City. Time is of the essence for this Agreement, and work will commence immediately.

4. **CONTRACT PERIOD.** The contract period for this Agreement is for one year from the effective date. The contract may be renewal for up to four additional one year periods.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit B – Supplier Response**, attached hereto, and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed on a monthly basis with payment available within thirty (30) days after the City's receipt of the invoice for the previous month's Services or as set forth in **Exhibit A.**

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment in accordance with Exhibit A. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, or **emailed to accountspayable@celina-tx.gov**.

8. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of information it furnishes to the Provider.

9. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit C.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES**

UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

    In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider

further agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

18. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A and B, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address:

City of Celina
Attn: Contracts
142 N. Ohio
Celina, TX 75009
contracts@celina-tx.gov

Provider Mailing Address

United Site Services of Texas, Inc. Attn: Con

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand-delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Collin County, Texas.

27. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

28. **EFFECTIVE DATE.** This Agreement shall be effective once it is signed by the City and the Provider, as indicated below.

EXECUTED in single or multiple originals.

CITY OF CELINA

_____

Robert Ranc, City Manager

_____
Date

PROVIDER

Angela Fleming

Angela Fleming, Government Bid/Contra
Type/Print Name and Title

11/25/2024
Date

Life Connected.

CITY OF CELINA

INVITATION TO BID

PORTABLE RESTROOMS

ITB #2024-123

ELECTRONIC SUBMITTAL IS PREFERRED.
WWW.CELINA-TX.GOV/BIDS

The City strongly requests that vendors submit responses electronically. Electronic submission eliminates errors, unnecessary work, and is friendlier to the environment.

For additional information concerning this bid, please contact
Ryan Quigley, Purchsing Agent 940-208-0128 or
purchasing@celina-tx.gov.

Late responses will not be accepted.
Email or facsimile submitted bids will not be accepted.

Register here to attend the virtual bid opening:
https://events.gcc.teams.microsoft.com/event/e93d0f15-2bb1-4d92-ab6a-8313dd96afc5@b924faa7-d738-4b31-bf7e-2855b4b2b11e

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SECTION 1: INSTRUCTIONS

1.1 NO OFFER/NO BID

The City is appreciative of the time and effort you must expend to submit an offer. If you choose not to respond, we would greatly appreciate you indicating any requirement that may have influenced your decision.

1.2 INCLEMENT WEATHER

In the event of inclement weather and City offices are officially closed on the due date, responses will be received until 3:00 PM of the next business day at which time submittals will be publicly opened.

1.3 ACCEPTANCE

It is understood that the City of Celina, reserves the right to accept or reject any and/or all bids as it shall deem to be in the best interest of the City. Receipt of any bid shall under no circumstances obligate the City to accept the lowest bid. The award of the contract shall be made to the responsible bidder whose bid is determined to be the lowest. The City may award more than one contract by awarding separate items or groups of items to various bidders. The additional administrative costs associated with awarding more than one Contract will be considered in the determination.

1.4 DISCLOSURE OF CERTAIN RELATIONSHIPS

Chapter 176 of the Texas Local Government Code requires that any bidder or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the bidder or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. Additional information on the statute is available at: http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm.

By submitting a response to this request, the bidder represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

1.5 DISCLOSURE OF INTERESTED PARTIES

In compliance with Section 2252.908 of the Texas Government Code, the City of Celina may not enter into a contract with a business entity as a result of acceptance or award of this solicitation unless the business entity submits a disclosure of interested parties form as required by this statute. Notification will be given to the business entity recommended for award upon which the business entity will be required to submit the completed form prior to award.

Additional information on the statute may be found at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

1.6 INFORMATION / QUESTIONS

All questions shall be posted to the City's electronic bidding service, by the deadline stated. All questions and answers will be posted online. Bidders are responsible for insuring all answers to questions are reviewed prior to the submittal date. Answers provided to posted questions address minor irregularities and are for clarification purposes only and do not revise or modify the specifications. Answers to questions that result in revisions to the specification will be address by Addendum. No oral statement of any person shall modify or otherwise change, or affect the specification.

1.7 ASSIGNMENT

The successful bidder shall not sell, assign, transfer or convey the contract in whole or in part, without the prior written consent of the City.

1.8 BIDDER RESPONSIBILITY

It is the responsibility of each bidder before submitting a bid:

1. To examine thoroughly the specification documents and other related data identified in the bid documents, to visit the site to become familiar with and satisfy bidder as to the general, local, and site conditions that may affect cost, progress, performance, etc.
2. To consider federal, state, and local laws and regulations that may affect costs, progress, performance, or furnishing of the work.
3. To study and carefully correlate bidder's knowledge and observations with the contract documents and such other related data.
4. To promptly notify the City's Purchasing director of all conflicts, errors, ambiguities, or discrepancies which bidder has discovered in or between the contract documents and such other related documents.

SECTION 2: SPECIFICATION / SCOPE OF WORK

MINIMUM QUALIFICATIONS

Unless otherwise stated, all specifications listed are minimum requirements.

A. CONTRACT TIME

1. This contract will be for twelve (12) months, effective January 1, 2025.
2. This contract shall be renewable for four (4) additional twelve (12) month periods, provided both parties agree.

B. GENERAL DEFINITIONS

1. **Quantity**

   The quantity of each type of portable restroom is an estimate for the programs listed. The amount may be increased or decreased at any time. Events may be added or removed at any time. The successful bidder agrees that the price per restroom per day will not exceed, throughout the year, the price quoted regardless of the number of restrooms ordered or the number of days needed.

2. **Quantity Discounts**

   If your firm offers a discount based on the number of restrooms ordered or the days used, please describe in the "notes" section.

3. **Service**

   The restrooms shall be serviced according to the schedule outlined in Section 7 Schedule of Events. The City of Celina reserves the right to request additional units, extend the rental period, or cancel the service as needed.

4. **Delivery**

   Clean, ready to use restrooms shall be delivered to the location and at the time requested by the City of Celina. Pricing should be based on the number of event days. Please specify the associated fees separately if delivery and pick-up are not included in the unit rate.

5. **Removal of Restrooms**

   The portable restrooms must be picked up from the location delivered within 24 hours after the end of the rental period.

6. **Fees**

All fees should be included in the pricing proposed; this includes but is not limited to service charges, fuel charges, and/or trip charges. The bid form will have a separate line for delivery and pick-up fees for each category, if applicable. You may enter zero if those fees are included in your unit pricing.

7. Schedule of Events

Event Name	Regular Units	Handicap Units	Hand wash Stations	Delivery Date	Delivery Time	2025 Event Date	Pick-up Date	Location	Location Address
Friday Night Market	0	2	2	3/7/2025	Morning	3/7/2025	3/10/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	4/4/2025	Morning	4/4/2025	4/7/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Touch-a-Truck	6	3	7	TBD	Morning	TBD	TBD	Old Celina Park	12670 FM 428, Celina TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Cinco de Mayo	8	2	10	5/1/2025	Morning	5/3/2025	5/5/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Cajun Fest	18	6	20	5/9/2025	Morning	5/10/2025	5/12/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Friday Night Market	0	2	2	6/6/2025	Morning	6/6/2025	6/9/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Splash & Blast	18	6	20	6/27/2025	Morning	6/28/2025	6/30/2025	Old Celina Park	12670 FM428, Celina, TX 75009
Friday Night Market	0	2	2	7/4/2025	Morning	7/4/2025	7/7/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	8/1/2024	Morning	8/1/2024	8/4/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	9/5/2025	Morning	9/5/2025	9/8/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
National Night Out	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	10/3/2025	Morning	10/3/2025	10/6/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Beware of the Square	18	6	12	10/24/2025	Morning	10/25/2025	10/27/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Friday Night Market	0	2	2	11/7/2025	Morning	11/7/2025	11/10/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Christmas on the Square	10	4	10	TBD	Morning	TBD	TBD	Downtown Square	319 W Walnut St, Celina, TX 75009
Long Term									
Old Celina Park – Park Dept	4	0	0	Spring	Morning	Long Term	Fall	Old Celina Park	12670 FM428, Celina, TX 75009
Bobcat Stadium – Park Dept	2	0	0	Spring	Morning	Long Term	Fall	Bobcat Stadium	503 E Pecan St, Celina, TX 75009
Old HS Ballfield – Park Dept	1	0	0	Spring	Morning	Long Term	Fall	Old Highschool Ballfield	704 E Malone St, Celina, TX 75009

Event Name	Fencing	Location	Location Address
Cajun Fencing	26 sandbags, 13 Chain link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009
Beware Fencing	26 sandbags, 13 Chain Link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009
Christmas Fencing	26 sandbags, 13 Chain link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009

* Each year, the calendar of events will be provided to the awarded contractor by the end of January.

* The City's annual festivals are the following: Celina Cajun Fest, typically the second Saturday of May. Splash & Blast, typically the Saturday before 4th of July. Beware! Of the Square, typically the Saturday before Halloween. Christmas on the Square, typically the Wednesday following Thanksgiving.

* The City reserves the right to add, modify, or cancel services and will provide adequate notice for any changes

SECTION 3: SUBMITTAL PROCEDURES

3.1 SUBMISSION REQUIREMENTS

The City uses an electronic procurement system to deliver and accept bids/bids. Electronic submission is required. Electronic bidding eliminates errors and unnecessary work and is friendlier to the environment. Email or Fax submissions will not be accepted.

3.2 SUBMITTALS

Quotes shall be submitted electronically. Quotes may be rejected if they show any omissions, alterations in wording, conditional clauses, or irregularities of any kind.

3.3 ACCEPTANCE

Any submission received shall be considered an offer, which may be accepted based on initial submission without discussions or negotiations. By submitting an offer in response to this solicitation the bidder agrees that any offer it submits may be accepted by the City at any time within 30 days from the close date.

a) **Electronic Submission** – Electronic submission is quick and easy. Simply visit the website at www.celina-tx.gov/bids and complete the following tasks.

i) Log in

ii) Attachments - Download specifications and all required forms.

iii) Attributes – Answer any questions listed.
iv) Response Attachments - Upload all required forms. Max size 100 MB.
v) Line Items – Enter Unit Pricing, if required.
vi) Response Submission – Complete the required information and electronically sign and submit the response.

b) Help/Assistance with electronic submission.

i) Contact Purchasing at purchasing@celina-tx.gov .

ii) Click the HELP link after log in on the top right of your screen.

2024-123
United Site Services of Texas, Inc.
Supplier Response

Event Information

Number: 2024-123
Title: Portable Restrooms
Type: Invitation to Bid
Issue Date: 8/20/2024
Deadline: 9/12/2024 10:00 AM (CT)

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St
Celina, TX 75009
Phone: (940) 208-0128
Email: rquigley@celina-tx.gov

United Site Services of Texas, Inc. Information

Contact: Gov Team
Address: 118 Flanders Rd
Westborough, MA 01581
Phone: (508) 439-2237
Email: govteam@unitedsiteservices.com

Undersigned affirms: 1. They have read and understand the requirements of this request; 2. They are duly authorized to sign and submit this response on behalf of the firm named in this submittal. 3. The proposal has not been prepared in collusion with any other proposer, and that the contents of the proposal as it relates to the pricing, terms or conditions of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this proposal.

Breana Smith
Signature

govteam@unitedsiteservices.com
Email

Submitted at 9/11/2024 09:21:48 AM (CT)

Requested Attachments

CIQ - Conflict of Interest

Complete the CIQ form located in the Attachments Tab and upload here.

Exhibit 4 CIQ_signed.pdf

W9

Complete the W9 form located in the Attachments Tab and upload here.

United Site Services of Texas, Inc._W9 2024.pdf

Form 1295

Complete the form 1295 electronically and upload the signed form here

Form 1295 Certificate 101261860 - City of Celina_signed.pdf

00-401 Non Resident Bidder Form

Complete the Non Resident Bidder form located in the Attachments Tab and upload here.

Section_00401-_Contractor_Compliance_Non Resident Bidder_signed.pdf

Bid Attributes

1 Term of Contract

The contract is for one year (1) with the option to renew the agreement for up to four (4) additional one (1) year periods. Both parties must be in agreement. Either party must notify the other within sixty days of intent not to renew the contract. Certify in the field provided that you agree to this term.

United Site Services of Texas, Inc. certifies that we agree to this term.

2 CPI Escalation

Vendors must hold their pricing for the first year of the contract. At the time of contract renewal the vendor may request a price increase based on the unadjusted Consumer Price Index for all Urban Consumers (CPI-U) for All Items (1982-1984=100) in the Dallas-Fort Worth-Arlington area, published by the United States Department of Labor, Bureau of Labor Statistics (the “Index”). The City will allow no greater than a 3% increase each year. Data can be found at https://www.bls.gov/regions/southwest/news-release/consumerpriceindex_dallasfortworth.htm

United Site Services of Texas, Inc will hold our pricing for the first year of the contract. Then 3% increase each year

3	**Notice to Cure** In the event that the vendor fails to perform the duties outlined, the City may send a notice to cure. If the vendor fails to correct the issues outlined in the notice by the date given the City reserves the right to cancel the contract. *No response*
4	**Electronic Submission** ***The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.***
5	**Bid Acceptance** All bids will remain subject to acceptance for a period of 90 days.
6	**Retracting Your Bid - Making Modifications after submission.** Modification to or Withdrawal of Submission Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline: 1. Log into your account, click the retract link at the top of the page. ◦ Select "NO BID" if you are choosing **not** to re-submit; or ◦ **Make the required changes and resubmit your response.** ◦ See the help section in the top right of the window for further details.
7	**Local Preference Policy** The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract. This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged. Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council. Applications for local preference may downloaded from the City's Procurement website located here.

8 Non-Collusion

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

9 Cooperative Agreement

Successful bidder agrees to extend prices to all entities that have entered into or will enter into an Interlocal Agreement with the City. As permitted under by Texas Government Code the successful bidder may be asked to provide products/services, based upon bid price, to any other entity with an executed Interlocal Agreement.

The City maintains Interlocal Agreements with entities throughout the Dallas - Fort Worth area. Agreements may be viewed at www.celina-tx.gov/bids by selecting the **contracts** link.

Agree

10 Insurance

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

11 Contact Person

Name and Title

Chrystal Gibbs

12 Contact Person Phone

(214) 284-4944

13 **Contact Person Email**

govteam@unitedsiteservices.com

14 **Main Office Location**

118 Flanders Rd Westborough, MA 01581

15 **Years in Business**

55

16 **Office Location**

Please list your corporate office location and any branch locations in Texas.

2617 Willowbrook Rd Dallas, TX 75220

17 **Business Name**

Has your business operated under the same name? If no, under what former name has your organization operated?

United Site Services of Texas, Inc.

18 **Binding Official**

The name of the binding official granted the power to execute agreements.

Jeff Dunlop

19 **Binding Official Email Address**

govteam@unitedsiteservices.com

20 **Licensing**

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

N/A

21 **SB 252**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

22 **HB 89 ISRAEL**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

23 **SB 13 Boycotting Energy Companies**

In accordance with SB 13, I certify as the respondent and submitter for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

24 **SB 19 Firearm and ammunition industries**

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

25 **Felony Conviction**

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

2. My firm is NOT owned or operated by anyone who has been convicted of a felony.

26 **Risk 1: Taxes - Local**

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

Yes

27 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

Yes

28 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

No

29 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

No

30 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

No

31 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

No

32 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

No

33 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

No

34 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

No

35 **Exceptions / Comments**

List any Exceptions or Comments you have here. If none, enter: NONE.

None

36 **ACH**

All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

37 **Invoices**

All invoices must reference the City of Celina's Purchase Order/Department Purchase Order number, department name, job site location, city employee requesting service, and a **complete breakdown of charges**. The breakdown on the invoice should be in accordance with the bid pricing. If applicable, invoices should provide clear detail and breakdown for labor (to include hourly rate and cost per hour), and mark-up on parts/materials should be provided on the invoice and extended (detail to show vendors cost, and then extended to show markup). All original invoices must be sent to accountspayable@celina-tx.gov.

38 **Public or Private**

Is your business publicly traded?

No

39 **State of Texas Registration**

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

USS of TX is incorporated in TX. SOS ID# is 0135296500

40 **Ex-Parte Communication**

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

41 **Certificate of Interested Parties Electronic Filing Form 1295**

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at:
https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

Bid Lines

1 **Package Header**

Portable Restrooms

Quantity: 1 UOM: EA Total: $735.00

Package Items

1.1 Regular Portable Restroom - Daily

Quantity: 1 UOM: Per day Unit Price: $60.00 Total: $60.00

1.2 Regular Portable Restroom - Weekly

Quantity: 1 UOM: Per week Unit Price: $70.00 Total: $70.00

1.3 Regular Portable Restroom - Monthly

Quantity: 1 UOM: Per month Unit Price: $70.00 Total: $70.00

1.4 Handicap Portable Restroom - Daily

Quantity: 1 UOM: Per day Unit Price: $85.00 Total: $85.00

1.5 Handicap Portable Restroom - Weekly

Quantity: 1 UOM: Per week Unit Price: $95.00 Total: $95.00

1.6 Handicap Portable Restroom - Monthly

Quantity: 1 UOM: Per month Unit Price: $95.00 Total: $95.00

1.7 Hand Washing Station - Daily

Quantity: 1 UOM: Per day Unit Price: $80.00 Total: $80.00

1.8 Hand Washing Station - Weekly

Quantity: 1 UOM: Per week Unit Price: $90.00 Total: $90.00

1.9 Hand Washing Station - Monthly

Quantity: 1 UOM: Per month Unit Price: $90.00 Total: $90.00

1.10 Delivery Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

1.11 Pick Up Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

2 Package Header

Fencing

Quantity: 1 UOM: EA Total: $8.30

Package Items

2.1 Sandbag

Quantity: 1 UOM: EA Unit Price: $5.00 Total: $5.00

2.2 Chain Link Fence (8' x 12') section

Quantity: 1 UOM: EA Unit Price: $1.65 Total: $1.65

Supplier Notes: Per Linear Foot

2.3 Windscreen panel (8' x 12') section

Quantity: 1 UOM: EA Unit Price: $1.65 Total: $1.65

Supplier Notes: Per Linear Foot

2.4 Delivery Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

2.5 Pick Up Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

Response Total: $743.30

EXHIBIT C

INSURANCE REQUIREMENTS
GENERAL CONTRACTS FOR SERVICES

A. Before commencing work, the vendor shall, at its own expense, procure, pay for, and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of Celina. The vendor shall furnish to the City of Celina certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates, and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Celina
c/o Purchasing
142 N. Ohio Street
Celina, TX 75009

1. Commercial General Liability insurance, including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors, and Contractual Liability, with minimum limits of $1,000,000 per occurrence and $2,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per-project basis.

2. Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, $500,000 each accident, b) by disease, $500,000 per employee with a per policy aggregate of $500,000.

3. Business Automobile Liability insurance covering owned, hired, and non-owned vehicles, with a minimum combined single limit of $1,000,000.

B. With reference to the foregoing required insurance, the vendor agrees to the following:

1. A waiver of subrogation in favor of the City of Celina, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.

2. The City of Celina, its officials, employees, and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.

3. Policies of insurance shall not be canceled, non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to the City of Celina.

C. Insurance limits can be met with a combination of primary and excess/umbrella coverage.

D. All insurance shall be purchased from insurance companies that meet a financial rating of A-VI or better as assigned by AM Best Company or equivalent.

E. The vendor shall require any contractors, sub-contractors, and other persons doing business with or for the vendor related to the work to maintain at least the insurance as required, or their liability shall be covered by the vendor.

Life Connected.

CITY OF CELINA

INVITATION TO BID

PORTABLE RESTROOMS

ITB #2024-123

ELECTRONIC SUBMITTAL IS PREFERRED.
WWW.CELINA-TX.GOV/BIDS

The City strongly requests that vendors submit responses electronically. Electronic submission eliminates errors, unnecessary work, and is friendlier to the environment.

For additional information concerning this bid, please contact
Ryan Quigley, Purchsing Agent 940-208-0128 or
purchasing@celina-tx.gov.

Late responses will not be accepted.
Email or facsimile submitted bids will not be accepted.

Register here to attend the virtual bid opening:
https://events.gcc.teams.microsoft.com/event/e93d0f15-2bb1-4d92-ab6a-8313dd96afc5@b924faa7-d738-4b31-bf7e-2855b4b2b11e

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SECTION 1: INSTRUCTIONS

1.1 NO OFFER/NO BID

The City is appreciative of the time and effort you must expend to submit an offer. If you choose not to respond, we would greatly appreciate you indicating any requirement that may have influenced your decision.

1.2 INCLEMENT WEATHER

In the event of inclement weather and City offices are officially closed on the due date, responses will be received until 3:00 PM of the next business day at which time submittals will be publicly opened.

1.3 ACCEPTANCE

It is understood that the City of Celina, reserves the right to accept or reject any and/or all bids as it shall deem to be in the best interest of the City. Receipt of any bid shall under no circumstances obligate the City to accept the lowest bid. The award of the contract shall be made to the responsible bidder whose bid is determined to be the lowest. The City may award more than one contract by awarding separate items or groups of items to various bidders. The additional administrative costs associated with awarding more than one Contract will be considered in the determination.

1.4 DISCLOSURE OF CERTAIN RELATIONSHIPS

Chapter 176 of the Texas Local Government Code requires that any bidder or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the bidder or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. Additional information on the statute is available at: http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm.

By submitting a response to this request, the bidder represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

1.5 DISCLOSURE OF INTERESTED PARTIES

In compliance with Section 2252.908 of the Texas Government Code, the City of Celina may not enter into a contract with a business entity as a result of acceptance or award of this solicitation unless the business entity submits a disclosure of interested parties form as required by this statute. Notification will be given to the business entity recommended for award upon which the business entity will be required to submit the completed form prior to award.

Additional information on the statute may be found at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

1.6 INFORMATION / QUESTIONS

All questions shall be posted to the City's electronic bidding service, by the deadline stated. All questions and answers will be posted online. Bidders are responsible for insuring all answers to questions are reviewed prior to the submittal date. Answers provided to posted questions address minor irregularities and are for clarification purposes only and do not revise or modify the specifications. Answers to questions that result in revisions to the specification will be address by Addendum. No oral statement of any person shall modify or otherwise change, or affect the specification.

1.7 ASSIGNMENT

The successful bidder shall not sell, assign, transfer or convey the contract in whole or in part, without the prior written consent of the City.

1.8 BIDDER RESPONSIBILITY

It is the responsibility of each bidder before submitting a bid:

1. To examine thoroughly the specification documents and other related data identified in the bid documents, to visit the site to become familiar with and satisfy bidder as to the general, local, and site conditions that may affect cost, progress, performance, etc.
2. To consider federal, state, and local laws and regulations that may affect costs, progress, performance, or furnishing of the work.
3. To study and carefully correlate bidder's knowledge and observations with the contract documents and such other related data.
4. To promptly notify the City's Purchasing director of all conflicts, errors, ambiguities, or discrepancies which bidder has discovered in or between the contract documents and such other related documents.

SECTION 2: SPECIFICATION / SCOPE OF WORK

MINIMUM QUALIFICATIONS

Unless otherwise stated, all specifications listed are minimum requirements.

A. CONTRACT TIME

1. This contract will be for twelve (12) months, effective January 1, 2025.
2. This contract shall be renewable for four (4) additional twelve (12) month periods, provided both parties agree.

B. GENERAL DEFINITIONS

1. **Quantity**

   The quantity of each type of portable restroom is an estimate for the programs listed. The amount may be increased or decreased at any time. Events may be added or removed at any time. The successful bidder agrees that the price per restroom per day will not exceed, throughout the year, the price quoted regardless of the number of restrooms ordered or the number of days needed.

2. **Quantity Discounts**

   If your firm offers a discount based on the number of restrooms ordered or the days used, please describe in the "notes" section.

3. **Service**

   The restrooms shall be serviced according to the schedule outlined in Section 7 Schedule of Events. The City of Celina reserves the right to request additional units, extend the rental period, or cancel the service as needed.

4. **Delivery**

   Clean, ready to use restrooms shall be delivered to the location and at the time requested by the City of Celina. Pricing should be based on the number of event days. Please specify the associated fees separately if delivery and pick-up are not included in the unit rate.

5. **Removal of Restrooms**

   The portable restrooms must be picked up from the location delivered within 24 hours after the end of the rental period.

6. **Fees**

All fees should be included in the pricing proposed; this includes but is not limited to service charges, fuel charges, and/or trip charges. The bid form will have a separate line for delivery and pick-up fees for each category, if applicable. You may enter zero if those fees are included in your unit pricing.

7. Schedule of Events

Event Name	Regular Units	Handicap Units	Hand wash Stations	Delivery Date	Delivery Time	2025 Event Date	Pick-up Date	Location	Location Address
Friday Night Market	0	2	2	3/7/2025	Morning	3/7/2025	3/10/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	4/4/2025	Morning	4/4/2025	4/7/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Touch-a-Truck	6	3	7	TBD	Morning	TBD	TBD	Old Celina Park	12670 FM 428, Celina TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Cinco de Mayo	8	2	10	5/1/2025	Morning	5/3/2025	5/5/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Cajun Fest	18	6	20	5/9/2025	Morning	5/10/2025	5/12/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Friday Night Market	0	2	2	6/6/2025	Morning	6/6/2025	6/9/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Splash & Blast	18	6	20	6/27/2025	Morning	6/28/2025	6/30/2025	Old Celina Park	12670 FM428, Celina, TX 75009
Friday Night Market	0	2	2	7/4/2025	Morning	7/4/2025	7/7/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	8/1/2024	Morning	8/1/2024	8/4/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	9/5/2025	Morning	9/5/2025	9/8/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
National Night Out	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	10/3/2025	Morning	10/3/2025	10/6/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Beware of the Square	18	6	12	10/24/2025	Morning	10/25/2025	10/27/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Friday Night Market	0	2	2	11/7/2025	Morning	11/7/2025	11/10/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Christmas on the Square	10	4	10	TBD	Morning	TBD	TBD	Downtown Square	319 W Walnut St, Celina, TX 75009
Long Term									
Old Celina Park – Park Dept	4	0	0	Spring	Morning	Long Term	Fall	Old Celina Park	12670 FM428, Celina, TX 75009
Bobcat Stadium – Park Dept	2	0	0	Spring	Morning	Long Term	Fall	Bobcat Stadium	503 E Pecan St, Celina, TX 75009
Old HS Ballfield – Park Dept	1	0	0	Spring	Morning	Long Term	Fall	Old Highschool Ballfield	704 E Malone St, Celina, TX 75009

Event Name	Fencing	Location	Location Address
Cajun Fencing	26 sandbags, 13 Chain link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009
Beware Fencing	26 sandbags, 13 Chain Link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009
Christmas Fencing	26 sandbags, 13 Chain link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009

* Each year, the calendar of events will be provided to the awarded contractor by the end of January.

* The City's annual festivals are the following: Celina Cajun Fest, typically the second Saturday of May. Splash & Blast, typically the Saturday before 4th of July. Beware! Of the Square, typically the Saturday before Halloween. Christmas on the Square, typically the Wednesday following Thanksgiving.

* The City reserves the right to add, modify, or cancel services and will provide adequate notice for any changes

SECTION 3: SUBMITTAL PROCEDURES

3.1 SUBMISSION REQUIREMENTS

The City uses an electronic procurement system to deliver and accept bids/bids. Electronic submission is required. Electronic bidding eliminates errors and unnecessary work and is friendlier to the environment. Email or Fax submissions will not be accepted.

3.2 SUBMITTALS

Quotes shall be submitted electronically. Quotes may be rejected if they show any omissions, alterations in wording, conditional clauses, or irregularities of any kind.

3.3 ACCEPTANCE

Any submission received shall be considered an offer, which may be accepted based on initial submission without discussions or negotiations. By submitting an offer in response to this solicitation the bidder agrees that any offer it submits may be accepted by the City at any time within 30 days from the close date.

a) **Electronic Submission** – Electronic submission is quick and easy. Simply visit the website at www.celina-tx.gov/bids and complete the following tasks.

i) Log in

ii) Attachments - Download specifications and all required forms.

iii) Attributes – Answer any questions listed.
iv) Response Attachments - Upload all required forms. Max size 100 MB.
v) Line Items – Enter Unit Pricing, if required.
vi) Response Submission – Complete the required information and electronically sign and submit the response.

b) Help/Assistance with electronic submission.

i) Contact Purchasing at purchasing@celina-tx.gov .

ii) Click the HELP link after log in on the top right of your screen.

2024-123
United Site Services of Texas, Inc.
Supplier Response

Event Information

Number: 2024-123
Title: Portable Restrooms
Type: Invitation to Bid
Issue Date: 8/20/2024
Deadline: 9/12/2024 10:00 AM (CT)

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St
Celina, TX 75009
Phone: (940) 208-0128
Email: rquigley@celina-tx.gov

United Site Services of Texas, Inc. Information

Contact: Gov Team
Address: 118 Flanders Rd
Westborough, MA 01581
Phone: (508) 439-2237
Email: govteam@unitedsiteservices.com

Undersigned affirms: 1. They have read and understand the requirements of this request; 2. They are duly authorized to sign and submit this response on behalf of the firm named in this submittal. 3. The proposal has not been prepared in collusion with any other proposer, and that the contents of the proposal as it relates to the pricing, terms or conditions of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this proposal.

Breana Smith
Signature

govteam@unitedsiteservices.com
Email

Submitted at 9/11/2024 09:21:48 AM (CT)

Requested Attachments

CIQ - Conflict of Interest

Complete the CIQ form located in the Attachments Tab and upload here.

Exhibit 4 CIQ_signed.pdf

W9

Complete the W9 form located in the Attachments Tab and upload here.

United Site Services of Texas, Inc._W9 2024.pdf

Form 1295

Complete the form 1295 electronically and upload the signed form here

Form 1295 Certificate 101261860 - City of Celina_signed.pdf

00-401 Non Resident Bidder Form

Complete the Non Resident Bidder form located in the Attachments Tab and upload here.

Section_00401-_Contractor_Compliance_Non Resident Bidder_signed.pdf

Bid Attributes

1 Term of Contract

The contract is for one year (1) with the option to renew the agreement for up to four (4) additional one (1) year periods. Both parties must be in agreement. Either party must notify the other within sixty days of intent not to renew the contract. Certify in the field provided that you agree to this term.

United Site Services of Texas, Inc. certifies that we agree to this term.

2 CPI Escalation

Vendors must hold their pricing for the first year of the contract. At the time of contract renewal the vendor may request a price increase based on the unadjusted Consumer Price Index for all Urban Consumers (CPI-U) for All Items (1982-1984=100) in the Dallas-Fort Worth-Arlington area, published by the United States Department of Labor, Bureau of Labor Statistics (the “Index”). The City will allow no greater than a 3% increase each year. Data can be found at https://www.bls.gov/regions/southwest/news-release/consumerpriceindex_dallasfortworth.htm

United Site Services of Texas, Inc will hold our pricing for the first year of the contract. Then 3% increase each year

3	**Notice to Cure** In the event that the vendor fails to perform the duties outlined, the City may send a notice to cure. If the vendor fails to correct the issues outlined in the notice by the date given the City reserves the right to cancel the contract. *No response*

4	**Electronic Submission** ***The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.***

5	**Bid Acceptance** All bids will remain subject to acceptance for a period of 90 days.

6	**Retracting Your Bid - Making Modifications after submission.** Modification to or Withdrawal of Submission Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline: 1. Log into your account, click the retract link at the top of the page. ◦ Select "NO BID" if you are choosing **not** to re-submit; or ◦ **Make the required changes and resubmit your response.** ◦ See the help section in the top right of the window for further details.

7	**Local Preference Policy** The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract. This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged. Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council. Applications for local preference may downloaded from the City's Procurement website located here.

8 Non-Collusion

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

9 Cooperative Agreement

Successful bidder agrees to extend prices to all entities that have entered into or will enter into an Interlocal Agreement with the City. As permitted under by Texas Government Code the successful bidder may be asked to provide products/services, based upon bid price, to any other entity with an executed Interlocal Agreement.

The City maintains Interlocal Agreements with entities throughout the Dallas - Fort Worth area. Agreements may be viewed at www.celina-tx.gov/bids by selecting the **contracts** link.

Agree

10 Insurance

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

11 Contact Person

Name and Title

Chrystal Gibbs

12 Contact Person Phone

(214) 284-4944

13 **Contact Person Email**

govteam@unitedsiteservices.com

14 **Main Office Location**

118 Flanders Rd Westborough, MA 01581

15 **Years in Business**

55

16 **Office Location**

Please list your corporate office location and any branch locations in Texas.

2617 Willowbrook Rd Dallas, TX 75220

17 **Business Name**

Has your business operated under the same name? If no, under what former name has your organization operated?

United Site Services of Texas, Inc.

18 **Binding Official**

The name of the binding official granted the power to execute agreements.

Jeff Dunlop

19 **Binding Official Email Address**

govteam@unitedsiteservices.com

20 **Licensing**

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

N/A

21 **SB 252**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

22 **HB 89 ISRAEL**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

23 **SB 13 Boycotting Energy Companies**

In accordance with SB 13, I certify as the respondent and submitter for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

24 **SB 19 Firearm and ammunition industries**

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

25 **Felony Conviction**

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

2. My firm is NOT owned or operated by anyone who has been convicted of a felony.

26 **Risk 1: Taxes - Local**

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

Yes

27 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

Yes

28 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

No

29 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

No

30 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

No

31 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

No

32 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

No

33 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

No

34 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

No

35 **Exceptions / Comments**

List any Exceptions or Comments you have here. If none, enter: NONE.

None

36 **ACH**

All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

37 **Invoices**

All invoices must reference the City of Celina's Purchase Order/Department Purchase Order number, department name, job site location, city employee requesting service, and a **complete breakdown of charges**. The breakdown on the invoice should be in accordance with the bid pricing. If applicable, invoices should provide clear detail and breakdown for labor (to include hourly rate and cost per hour), and mark-up on parts/materials should be provided on the invoice and extended (detail to show vendors cost, and then extended to show markup). All original invoices must be sent to accountspayable@celina-tx.gov.

38 **Public or Private**

Is your business publicly traded?

No

39 **State of Texas Registration**

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

USS of TX is incorporated in TX. SOS ID# is 0135296500

40 **Ex-Parte Communication**

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

41 **Certificate of Interested Parties Electronic Filing Form 1295**

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at:
https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

Bid Lines

1 **Package Header**

Portable Restrooms

Quantity: 1 UOM: EA Total: $735.00

Package Items

1.1 Regular Portable Restroom - Daily

Quantity: 1 UOM: Per day Unit Price: $60.00 Total: $60.00

1.2 Regular Portable Restroom - Weekly

Quantity: 1 UOM: Per week Unit Price: $70.00 Total: $70.00

1.3 Regular Portable Restroom - Monthly

Quantity: 1 UOM: Per month Unit Price: $70.00 Total: $70.00

1.4 Handicap Portable Restroom - Daily

Quantity: 1 UOM: Per day Unit Price: $85.00 Total: $85.00

1.5 Handicap Portable Restroom - Weekly

Quantity: 1 UOM: Per week Unit Price: $95.00 Total: $95.00

1.6 Handicap Portable Restroom - Monthly

Quantity: 1 UOM: Per month Unit Price: $95.00 Total: $95.00

1.7 Hand Washing Station - Daily

Quantity: 1 UOM: Per day Unit Price: $80.00 Total: $80.00

1.8 Hand Washing Station - Weekly

Quantity: 1 UOM: Per week Unit Price: $90.00 Total: $90.00

1.9 Hand Washing Station - Monthly

Quantity: 1 UOM: Per month Unit Price: $90.00 Total: $90.00

1.10 Delivery Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

1.11 Pick Up Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

2 Package Header

Fencing

Quantity: 1 UOM: EA Total: $8.30

Package Items

2.1 Sandbag

Quantity: 1 UOM: EA Unit Price: $5.00 Total: $5.00

2.2 Chain Link Fence (8' x 12') section

Quantity: 1 UOM: EA Unit Price: $1.65 Total: $1.65

Supplier Notes: Per Linear Foot

2.3 Windscreen panel (8' x 12') section

Quantity: 1 UOM: EA Unit Price: $1.65 Total: $1.65

Supplier Notes: Per Linear Foot

2.4 Delivery Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

2.5 Pick Up Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

Response Total: $743.30

EXHIBIT C

INSURANCE REQUIREMENTS
GENERAL CONTRACTS FOR SERVICES

A. Before commencing work, the vendor shall, at its own expense, procure, pay for, and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of Celina. The vendor shall furnish to the City of Celina certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates, and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Celina
c/o Purchasing
142 N. Ohio Street
Celina, TX 75009

1. Commercial General Liability insurance, including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors, and Contractual Liability, with minimum limits of $1,000,000 per occurrence and $2,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per-project basis.

2. Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, $500,000 each accident, b) by disease, $500,000 per employee with a per policy aggregate of $500,000.

3. Business Automobile Liability insurance covering owned, hired, and non-owned vehicles, with a minimum combined single limit of $1,000,000.

B. With reference to the foregoing required insurance, the vendor agrees to the following:

1. A waiver of subrogation in favor of the City of Celina, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.

2. The City of Celina, its officials, employees, and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.

3. Policies of insurance shall not be canceled, non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to the City of Celina.

C. Insurance limits can be met with a combination of primary and excess/umbrella coverage.

D. All insurance shall be purchased from insurance companies that meet a financial rating of A-VI or better as assigned by AM Best Company or equivalent.

E. The vendor shall require any contractors, sub-contractors, and other persons doing business with or for the vendor related to the work to maintain at least the insurance as required, or their liability shall be covered by the vendor.

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (hereinafter referred to as the "City") and **Texas Portable Restrooms LLC DBA Texas Johns.** (hereinafter referred to as the "Provider") for **Portable Restrooms**, (hereinafter referred to as the "Project"). In consideration of the premises, covenants and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The City agrees to retain the Provider for, and the Provider agrees to provide services relative to, the following Project: **Portable Restrooms** (hereinafter also referred to as "Services") in accordance with the terms and conditions as set forth in this Agreement and in Exhibit A, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A – Invitation to Bid.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City. Time is of the essence for this Agreement, and work will commence immediately.

4. **CONTRACT PERIOD.** The contract period for this Agreement is for one year from the effective date. The contract may be renewal for up to four additional one year periods.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit B – Supplier Response**, attached hereto, and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed on a monthly basis with payment available within thirty (30) days after the City's receipt of the invoice for the previous month's Services or as set forth in **Exhibit A.**

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment in accordance with Exhibit A. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, or **emailed to accountspayable@celina-tx.gov**.

8. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of information it furnishes to the Provider.

9. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit C.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-**

PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

    In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

18. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A and B, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address:

City of Celina **Provider Mailing Address**

Attn: Contracts
142 N. Ohio
Celina, TX 75009
contracts@celina-tx.gov

900 Parker Square Ste. 250Flower Moun

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand-delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Collin County, Texas.

27. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

28. **EFFECTIVE DATE.** This Agreement shall be effective once it is signed by the City and the Provider, as indicated below.

EXECUTED in single or multiple originals.

CITY OF CELINA

Robert Ranc, City Manager

Date

PROVIDER

Alicia Groso
Alicia Groso (Nov 18, 2024 15:03 CST)

Alicia Groso
Type/Print Name and Title

11/18/2024
Date

Life Connected.

CITY OF CELINA

INVITATION TO BID

PORTABLE RESTROOMS

ITB #2024-123

ELECTRONIC SUBMITTAL IS PREFERRED.
WWW.CELINA-TX.GOV/BIDS

The City strongly requests that vendors submit responses electronically. Electronic submission eliminates errors, unnecessary work, and is friendlier to the environment.

For additional information concerning this bid, please contact
Ryan Quigley, Purchsing Agent 940-208-0128 or
purchasing@celina-tx.gov.

Late responses will not be accepted.
Email or facsimile submitted bids will not be accepted.

Register here to attend the virtual bid opening:
https://events.gcc.teams.microsoft.com/event/e93d0f15-2bb1-4d92-ab6a-8313dd96afc5@b924faa7-d738-4b31-bf7e-2855b4b2b11e

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SECTION 1: INSTRUCTIONS

1.1 NO OFFER/NO BID

The City is appreciative of the time and effort you must expend to submit an offer. If you choose not to respond, we would greatly appreciate you indicating any requirement that may have influenced your decision.

1.2 INCLEMENT WEATHER

In the event of inclement weather and City offices are officially closed on the due date, responses will be received until 3:00 PM of the next business day at which time submittals will be publicly opened.

1.3 ACCEPTANCE

It is understood that the City of Celina, reserves the right to accept or reject any and/or all bids as it shall deem to be in the best interest of the City. Receipt of any bid shall under no circumstances obligate the City to accept the lowest bid. The award of the contract shall be made to the responsible bidder whose bid is determined to be the lowest. The City may award more than one contract by awarding separate items or groups of items to various bidders. The additional administrative costs associated with awarding more than one Contract will be considered in the determination.

1.4 DISCLOSURE OF CERTAIN RELATIONSHIPS

Chapter 176 of the Texas Local Government Code requires that any bidder or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the bidder or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. Additional information on the statute is available at: http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm.

By submitting a response to this request, the bidder represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

1.5 DISCLOSURE OF INTERESTED PARTIES

In compliance with Section 2252.908 of the Texas Government Code, the City of Celina may not enter into a contract with a business entity as a result of acceptance or award of this solicitation unless the business entity submits a disclosure of interested parties form as required by this statute. Notification will be given to the business entity recommended for award upon which the business entity will be required to submit the completed form prior to award.

Additional information on the statute may be found at:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

1.6 INFORMATION / QUESTIONS

All questions shall be posted to the City's electronic bidding service, by the deadline stated. All questions and answers will be posted online. Bidders are responsible for insuring all answers to questions are reviewed prior to the submittal date. Answers provided to posted questions address minor irregularities and are for clarification purposes only and do not revise or modify the specifications. Answers to questions that result in revisions to the specification will be address by Addendum. No oral statement of any person shall modify or otherwise change, or affect the specification.

1.7 ASSIGNMENT

The successful bidder shall not sell, assign, transfer or convey the contract in whole or in part, without the prior written consent of the City.

1.8 BIDDER RESPONSIBILITY

It is the responsibility of each bidder before submitting a bid:

1. To examine thoroughly the specification documents and other related data identified in the bid documents, to visit the site to become familiar with and satisfy bidder as to the general, local, and site conditions that may affect cost, progress, performance, etc.
2. To consider federal, state, and local laws and regulations that may affect costs, progress, performance, or furnishing of the work.
3. To study and carefully correlate bidder's knowledge and observations with the contract documents and such other related data.
4. To promptly notify the City's Purchasing director of all conflicts, errors, ambiguities, or discrepancies which bidder has discovered in or between the contract documents and such other related documents.

SECTION 2: SPECIFICATION / SCOPE OF WORK

MINIMUM QUALIFICATIONS

Unless otherwise stated, all specifications listed are minimum requirements.

A. CONTRACT TIME

1. This contract will be for twelve (12) months, effective January 1, 2025.
2. This contract shall be renewable for four (4) additional twelve (12) month periods, provided both parties agree.

B. GENERAL DEFINITIONS

1. **Quantity**

   The quantity of each type of portable restroom is an estimate for the programs listed. The amount may be increased or decreased at any time. Events may be added or removed at any time. The successful bidder agrees that the price per restroom per day will not exceed, throughout the year, the price quoted regardless of the number of restrooms ordered or the number of days needed.

2. **Quantity Discounts**

   If your firm offers a discount based on the number of restrooms ordered or the days used, please describe in the "notes" section.

3. **Service**

   The restrooms shall be serviced according to the schedule outlined in Section 7 Schedule of Events. The City of Celina reserves the right to request additional units, extend the rental period, or cancel the service as needed.

4. **Delivery**

   Clean, ready to use restrooms shall be delivered to the location and at the time requested by the City of Celina. Pricing should be based on the number of event days. Please specify the associated fees separately if delivery and pick-up are not included in the unit rate.

5. **Removal of Restrooms**

   The portable restrooms must be picked up from the location delivered within 24 hours after the end of the rental period.

6. **Fees**

All fees should be included in the pricing proposed; this includes but is not limited to service charges, fuel charges, and/or trip charges. The bid form will have a separate line for delivery and pick-up fees for each category, if applicable. You may enter zero if those fees are included in your unit pricing.

7. Schedule of Events

Event Name	Regular Units	Handicap Units	Hand wash Stations	Delivery Date	Delivery Time	2025 Event Date	Pick-up Date	Location	Location Address
Friday Night Market	0	2	2	3/7/2025	Morning	3/7/2025	3/10/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	4/4/2025	Morning	4/4/2025	4/7/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Touch-a-Truck	6	3	7	TBD	Morning	TBD	TBD	Old Celina Park	12670 FM 428, Celina TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Cinco de Mayo	8	2	10	5/1/2025	Morning	5/3/2025	5/5/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Cajun Fest	18	6	20	5/9/2025	Morning	5/10/2025	5/12/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Friday Night Market	0	2	2	6/6/2025	Morning	6/6/2025	6/9/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Splash & Blast	18	6	20	6/27/2025	Morning	6/28/2025	6/30/2025	Old Celina Park	12670 FM428, Celina, TX 75009
Friday Night Market	0	2	2	7/4/2025	Morning	7/4/2025	7/7/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	8/1/2024	Morning	8/1/2024	8/4/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Movie Night	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	9/5/2025	Morning	9/5/2025	9/8/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
National Night Out	0	2	2	TBD	Morning	TBD	TBD	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Friday Night Market	0	2	2	10/3/2025	Morning	10/3/2025	10/6/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Beware of the Square	18	6	12	10/24/2025	Morning	10/25/2025	10/27/2025	Downtown Square	319 W Walnut St, Celina, TX 75009
Friday Night Market	0	2	2	11/7/2025	Morning	11/7/2025	11/10/2025	Downtown Square	102 N Ohio St #4A, Celina, TX 75009
Christmas on the Square	10	4	10	TBD	Morning	TBD	TBD	Downtown Square	319 W Walnut St, Celina, TX 75009
Long Term									
Old Celina Park – Park Dept	4	0	0	Spring	Morning	Long Term	Fall	Old Celina Park	12670 FM428, Celina, TX 75009
Bobcat Stadium – Park Dept	2	0	0	Spring	Morning	Long Term	Fall	Bobcat Stadium	503 E Pecan St, Celina, TX 75009
Old HS Ballfield – Park Dept	1	0	0	Spring	Morning	Long Term	Fall	Old Highschool Ballfield	704 E Malone St, Celina, TX 75009

Event Name	Fencing	Location	Location Address
Cajun Fencing	26 sandbags, 13 Chain link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009
Beware Fencing	26 sandbags, 13 Chain Link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009
Christmas Fencing	26 sandbags, 13 Chain link fence panels, Windscreen 13 panels, delivery fee, Pick-up fee, and TOTAL	Downtown Square	319 W Walnut St, Celina, TX 75009

* Each year, the calendar of events will be provided to the awarded contractor by the end of January.

* The City's annual festivals are the following: Celina Cajun Fest, typically the second Saturday of May. Splash & Blast, typically the Saturday before 4th of July. Beware! Of the Square, typically the Saturday before Halloween. Christmas on the Square, typically the Wednesday following Thanksgiving.

* The City reserves the right to add, modify, or cancel services and will provide adequate notice for any changes

SECTION 3: SUBMITTAL PROCEDURES

3.1 SUBMISSION REQUIREMENTS

The City uses an electronic procurement system to deliver and accept bids/bids. Electronic submission is required. Electronic bidding eliminates errors and unnecessary work and is friendlier to the environment. Email or Fax submissions will not be accepted.

3.2 SUBMITTALS

Quotes shall be submitted electronically. Quotes may be rejected if they show any omissions, alterations in wording, conditional clauses, or irregularities of any kind.

3.3 ACCEPTANCE

Any submission received shall be considered an offer, which may be accepted based on initial submission without discussions or negotiations. By submitting an offer in response to this solicitation the bidder agrees that any offer it submits may be accepted by the City at any time within 30 days from the close date.

a) **Electronic Submission** – Electronic submission is quick and easy. Simply visit the website at www.celina-tx.gov/bids and complete the following tasks.

i) Log in

ii) Attachments - Download specifications and all required forms.

iii) Attributes – Answer any questions listed.
iv) Response Attachments - Upload all required forms. Max size 100 MB.
v) Line Items – Enter Unit Pricing, if required.
vi) Response Submission – Complete the required information and electronically sign and submit the response.

b) Help/Assistance with electronic submission.

i) Contact Purchasing at purchasing@celina-tx.gov .

ii) Click the HELP link after log in on the top right of your screen.

Exhibit B

2024-123
TEXAS JOHNS
TEXAS PORTABLE RESTROOMS, LLC
Supplier Response

Event Information

Number: 2024-123
Title: Portable Restrooms
Type: Invitation to Bid
Issue Date: 8/20/2024
Deadline: 9/12/2024 10:00 AM (CT)

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St
Celina, TX 75009
Phone: (940) 208-0128
Email: rquigley@celina-tx.gov

TEXAS JOHNS Information

Contact: Alicia Groso
Address: 900 Parker Square Ste 250
Flower Mound, TX 75028
Phone: (940) 343-9229 x3
Email: alicia@texasjohns.com
Web Address: WWW.TEXASJOHNS.COM

Undersigned affirms: 1. They have read and understand the requirements of this request; 2. They are duly authorized to sign and submit this response on behalf of the firm named in this submittal. 3. The proposal has not been prepared in collusion with any other proposer, and that the contents of the proposal as it relates to the pricing, terms or conditions of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this proposal.

Alicia Groso
Signature

alicia@texasjohns.com
Email

Submitted at 9/11/2024 01:23:15 PM (CT)

Requested Attachments

CIQ - Conflict of Interest — Conflict of Interest Celina.pdf

Complete the CIQ form located in the Attachments Tab and upload here.

W9 — W-9 Celina.pdf

Complete the W9 form located in the Attachments Tab and upload here.

Form 1295 — 1295 Celina.pdf

Complete the form 1295 electronically and upload the signed form here

00-401 Non Resident Bidder Form — 00-401 Celina.pdf

Complete the Non Resident Bidder form located in the Attachments Tab and upload here.

Bid Attributes

1	**Term of Contract** The contract is for one year (1) with the option to renew the agreement for up to four (4) additional one (1) year periods. Both parties must be in agreement. Either party must notify the other within sixty days of intent not to renew the contract. Certify in the field provided that you agree to this term. I agree
2	**CPI Escalation** Vendors must hold their pricing for the first year of the contract. At the time of contract renewal the vendor may request a price increase based on the unadjusted Consumer Price Index for all Urban Consumers (CPI-U) for All Items (1982-1984=100) in the Dallas-Fort Worth-Arlington area, published by the United States Department of Labor, Bureau of Labor Statistics (the “Index”). The City will allow no greater than a 3% increase each year. Data can be found at https://www.bls.gov/regions/southwest/news-release/consumerpriceindex_dallasfortworth.htm I agree

3	**Notice to Cure** In the event that the vendor fails to perform the duties outlined, the City may send a notice to cure. If the vendor fails to correct the issues outlined in the notice by the date given the City reserves the right to cancel the contract. I agree
4	**Electronic Submission** ***The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.***
5	**Bid Acceptance** All bids will remain subject to acceptance for a period of 90 days.
6	**Retracting Your Bid - Making Modifications after submission.** Modification to or Withdrawal of Submission Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline: 1. Log into your account, click the retract link at the top of the page. ◦ Select "NO BID" if you are choosing **not** to re-submit; or ◦ **Make the required changes and resubmit your response.** ◦ See the help section in the top right of the window for further details.
7	**Local Preference Policy** The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract. This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged. Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council. Applications for local preference may downloaded from the City's Procurement website located here.

8 **Non-Collusion**

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

9 **Cooperative Agreement**

Successful bidder agrees to extend prices to all entities that have entered into or will enter into an Interlocal Agreement with the City. As permitted under by Texas Government Code the successful bidder may be asked to provide products/services, based upon bid price, to any other entity with an executed Interlocal Agreement.

The City maintains Interlocal Agreements with entities throughout the Dallas - Fort Worth area. Agreements may be viewed at www.celina-tx.gov/bids by selecting the **contracts** link.

Agree

10 **Insurance**

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

11 **Contact Person**

Name and Title

Alicia Groso Events Manager

12 **Contact Person Phone**

(972) 439-7940

13 Contact Person Email

alicia@texasjohns.com

14 Main Office Location

11375 Osburn Rd Pilot Point, TX 76258

15 Years in Business

11

16 Office Location

Please list your corporate office location and any branch locations in Texas.

900 Parker Square Ste. 250 Flower Mound, TX 75028

17 Business Name

Has your business operated under the same name? If no, under what former name has your organization operated?

Yes Texas Portable Restrooms, LLC DBA Texas Johns

18 Binding Official

The name of the binding official granted the power to execute agreements.

Alicia Groso and Larry Groso

19 Binding Official Email Address

alicia@texasjohns.com

20 Licensing

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

The State of Texas

21 SB 252

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

22 HB 89 ISRAEL

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

23 SB 13 Boycotting Energy Companies

In accordance with SB 13, I certify as the respondent and submitter for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

24 **SB 19 Firearm and ammunition industries**

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

25 **Felony Conviction**

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

My firm is NOT owned or operated by anyone who has been convicted of a felony.

26 **Risk 1: Taxes - Local**

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

Yes

27 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

Yes

28 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

No

29 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

No

30 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

No

31 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

No

32 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

No

33 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

No

34 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

No

35 **Exceptions / Comments**

List any Exceptions or Comments you have here. If none, enter: NONE.

NONE

36 **ACH**

All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

37 **Invoices**

All invoices must reference the City of Celina's Purchase Order/Department Purchase Order number, department name, job site location, city employee requesting service, and a **complete breakdown of charges**. The breakdown on the invoice should be in accordance with the bid pricing. If applicable, invoices should provide clear detail and breakdown for labor (to include hourly rate and cost per hour), and mark-up on parts/materials should be provided on the invoice and extended (detail to show vendors cost, and then extended to show markup). All original invoices must be sent to accountspayable@celina-tx.gov.

38 **Public or Private**

Is your business publicly traded?

No

39 **State of Texas Registration**

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

801850645

40 **Ex-Parte Communication**

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

41 **Certificate of Interested Parties Electronic Filing Form 1295**

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at:
https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

Bid Lines

1 **Package Header**

Portable Restrooms

Quantity: 1 UOM: EA Total: $750.00

Package Items

1.1 Regular Portable Restroom - Daily

Quantity: 1 UOM: Per day Unit Price: $65.00 Total: $65.00

Supplier Notes: This pricing includes once a week service. Pricing is not per day.Pricing is per every 28 days.

1.2 Regular Portable Restroom - Weekly

Quantity: 1 UOM: Per week Unit Price: $65.00 Total: $65.00

Supplier Notes: This pricing includes once a week service. Pricing is not per week. Pricing is per every 28 days.

1.3 Regular Portable Restroom - Monthly

Quantity: 1 UOM: Per month Unit Price: $65.00 Total: $65.00

Supplier Notes: Includes once a week service.

1.4 Handicap Portable Restroom - Daily

Quantity: 1 UOM: Per day Unit Price: $100.00 Total: $100.00

Supplier Notes: Includes once a week service.Pricing is not per day. Pricing is per every 28 days.

1.5 Handicap Portable Restroom - Weekly

Quantity: 1 UOM: Per week Unit Price: $100.00 Total: $100.00

Supplier Notes: Includes once a week service. Pricing is not per day. Pricing is per every 28 days.

1.6 Handicap Portable Restroom - Monthly

Quantity: 1 UOM: Per month Unit Price: $100.00 Total: $100.00

Supplier Notes: Includes once a week service.

1.7 Hand Washing Station - Daily

Quantity: 1 UOM: Per day Unit Price: $85.00 Total: $85.00

Supplier Notes: Includes once a week service. Pricing is not per day. Pricing is per every 28 days.

1.8 Hand Washing Station - Weekly

Quantity: 1 UOM: Per week Unit Price: $85.00 Total: $85.00

Supplier Notes: Includes once a week service. Pricing is not per day. Pricing is per every 28 days.

1.9 Hand Washing Station - Monthly

Quantity: 1 UOM: Per month Unit Price: $85.00 Total: $85.00

Supplier Notes: Includes once a week service.

1.10 Delivery Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

Supplier Notes: No delivery fee

1.11 Pick Up Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $0.00 Total: $0.00

Supplier Notes: No Pick up fee.

2 Package Header

Fencing

Quantity: 1 UOM: EA Total: $258.50

Package Items

2.1 Sandbag

Quantity: 1 UOM: EA Unit Price: $6.00 Total: $6.00

2.2 Chain Link Fence (8' x 12') section

Quantity: 1 UOM: EA Unit Price: $1.25 Total: $1.25

Supplier Notes: $1.25 each panel.

2.3 Windscreen panel (8' x 12') section

Quantity: 1 UOM: EA Unit Price: $1.25 Total: $1.25

Supplier Notes: 1.25 each panel.

2.4 Delivery Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $150.00 Total: $150.00

2.5 Pick Up Fee (if applicable)

Quantity: 1 UOM: EA Unit Price: $100.00 Total: $100.00

Response Total: $1,008.50

EXHIBIT C

INSURANCE REQUIREMENTS
GENERAL CONTRACTS FOR SERVICES

A. Before commencing work, the vendor shall, at its own expense, procure, pay for, and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of Celina. The vendor shall furnish to the City of Celina certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates, and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Celina
c/o Purchasing
142 N. Ohio Street
Celina, TX 75009

1. Commercial General Liability insurance, including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors, and Contractual Liability, with minimum limits of $1,000,000 per occurrence and $2,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per-project basis.

2. Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, $500,000 each accident, b) by disease, $500,000 per employee with a per policy aggregate of $500,000.

3. Business Automobile Liability insurance covering owned, hired, and non-owned vehicles, with a minimum combined single limit of $1,000,000.

B. With reference to the foregoing required insurance, the vendor agrees to the following:

1. A waiver of subrogation in favor of the City of Celina, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.

2. The City of Celina, its officials, employees, and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.

3. Policies of insurance shall not be canceled, non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to the City of Celina.

C. Insurance limits can be met with a combination of primary and excess/umbrella coverage.

D. All insurance shall be purchased from insurance companies that meet a financial rating of A-VI or better as assigned by AM Best Company or equivalent.

E. The vendor shall require any contractors, sub-contractors, and other persons doing business with or for the vendor related to the work to maintain at least the insurance as required, or their liability shall be covered by the vendor.

Bid Tabulation 2024-123 ITB Portable Restrooms			United Site Services of Texas, Inc.		TEXAS JOHNS (TEXAS PORTABLE RESTROOMS, LLC)		North Texas Five Star Events, LLC		AUSTIN LOGISTICS LLC	
Description	**QTY**	**UOM**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**
Regular Portable Restroom - Daily	1	Per day	$60.00	$60.00	$65.00	$65.00	$55.00	$55.00	$55.00	$55.00
Regular Portable Restroom - Weekly	1	Per week	$70.00	$70.00	$65.00	$65.00	$55.00	$55.00	$200.00	$200.00
Regular Portable Restroom - Monthly	1	Per month	$70.00	$70.00	$65.00	$65.00	$125.00	$125.00	$500.00	$500.00
Handicap Portable Restroom - Daily	1	Per day	$85.00	$85.00	$100.00	$100.00	$90.00	$90.00	$90.00	$90.00
Handicap Portable Restroom - Weekly	1	Per week	$95.00	$95.00	$100.00	$100.00	$90.00	$90.00	$250.00	$250.00
Handicap Portable Restroom - Monthly	1	Per month	$95.00	$95.00	$100.00	$100.00	$150.00	$150.00	$500.00	$500.00
Hand Washing Station - Daily	1	Per day	$80.00	$80.00	$85.00	$85.00	$75.00	$75.00	$70.00	$70.00
Hand Washing Station - Weekly	1	Per week	$90.00	$90.00	$85.00	$85.00	$75.00	$75.00	$200.00	$200.00
Hand Washing Station - Monthly	1	Per month	$90.00	$90.00	$85.00	$85.00	$125.00	$125.00	$500.00	$500.00
Delivery Fee (if applicable)	1	EA	$0.00	$0.00	$0.00	$0.00	$55.00	$55.00	$75.00	$75.00
Pick Up Fee (if applicable)	1	EA	$0.00	$0.00	$0.00	$0.00	$55.00	$55.00	$75.00	$75.00
Sandbag	1	EA	$5.00	$5.00	$6.00	$6.00	$8.00	$8.00	$40.00	$40.00
Chain Link Fence (8' x 12') section	1	EA	$1.65	$1.65	$1.25	$1.25	$20.00	$20.00	$700.00	$700.00
Windscreen panel (8' x 12') section	1	EA	$1.65	$1.65	$1.25	$1.25	$20.00	$20.00	$800.00	$800.00
Delivery Fee (if applicable)	1	EA	$0.00	$0.00	$150.00	$150.00	$55.00	$55.00	$75.00	$75.00
Pick Up Fee (if applicable)	1	EA	$0.00	$0.00	$100.00	$100.00	$55.00	$55.00	$75.00	$75.00

Events				
	United	**Texas**	**Five Star**	**Austin**
(78) Regular	$ 4,680.00	$ 5,070.00	$ 4,290.00	$ 4,290.00
(51) handicap	$ 4,335.00	$ 5,100.00	$ 4,590.00	$ 4,590.00
(103) washing stations	$ 8,240.00	$ 8,755.00	$ 7,725.00	$ 7,210.00
delivery	$ -	$ -	$ 990.00	$ 75.00
pickup	$ -	$ -	$ -	$ 75.00
Subtotal	**$ 17,255.00**	**$ 18,925.00**	**$ 17,595.00**	**$ 16,240.00**
(39) Fencing Panels	$ 772.20	$ 48.75	$ 780.00	$ 27,300.00
(39) Windscreens	$ 772.20	$ 48.75	$ 780.00	$ 31,200.00
(78) Sandbags	$ 390.00	$ 468.00	$ 624.00	$ 3,120.00
delivery	$ -	$ 450.00	$ 165.00	$ 75.00
pickup	$ -	$ 300.00	$ -	$ 75.00
TOTAL	**$ 19,189.40**	**$ 20,240.50**	**$ 19,944.00**	**$ 78,010.00**

Long Term - One month or more				
	United	**Texas**	**Five Star**	**Austin**
(7) regular	$ 490.00	$ 455.00	$ 875.00	$ 3,500.00
delivery	$ -	$ -	$ 55.00	$ 75.00
pickup	$ -	$ -	$ -	$ 75.00
TOTAL	**$ 490.00**	**$ 455.00**	**$ 930.00**	**$ 3,650.00**

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	January 14, 2025
Re:	Master Thoroughfare Plan Update

Action Requested:
Conduct a public hearing and act upon an Ordinance amending the City's Master Thoroughfare Plan and Map. (Glasgow)

Background Information:
City Council adopted the Celina 2040 Comprehensive Plan on April 13, 2021, by Ordinance 2021-36 (the "Comprehensive Plan"), as allowed by Chapter 213 of the Texas Local Government Code, for promoting the long-range development of the City and promoting public health, safety, and welfare. The Comprehensive Plan also adopts and incorporates the Major Thoroughfare Plan and map ("MTP"). The City Council amended the MTP on August 9, 2022, by Ordinance 2022-99.

City staff and the City's professional consultants have analyzed existing and proposed land uses; existing collector streets, arterial streets, and highways; Texas Department of Transportation plans for highway improvements and the needs for north-south and east-west routes and connectivity within the City.

During the December 19, 2024, Planning and Zoning Commission meeting, the Planning and Zoning Commission reviewed the proposed amendments, and additionally, the planning department reviewed the proposed amendments in accordance with Section 213.003(a)(2) of the Texas Local Government Code. As a result of such analysis and review, City staff proposes amendments to the MTP as outlined in Exhibit "A" to this Ordinance, necessary to achieve connectivity to existing and proposed roadways and access to all parcels that will aid in orderly development.

Legal Review:

Ordinance has been reviewed and approved by legal.

Supporting Documents:

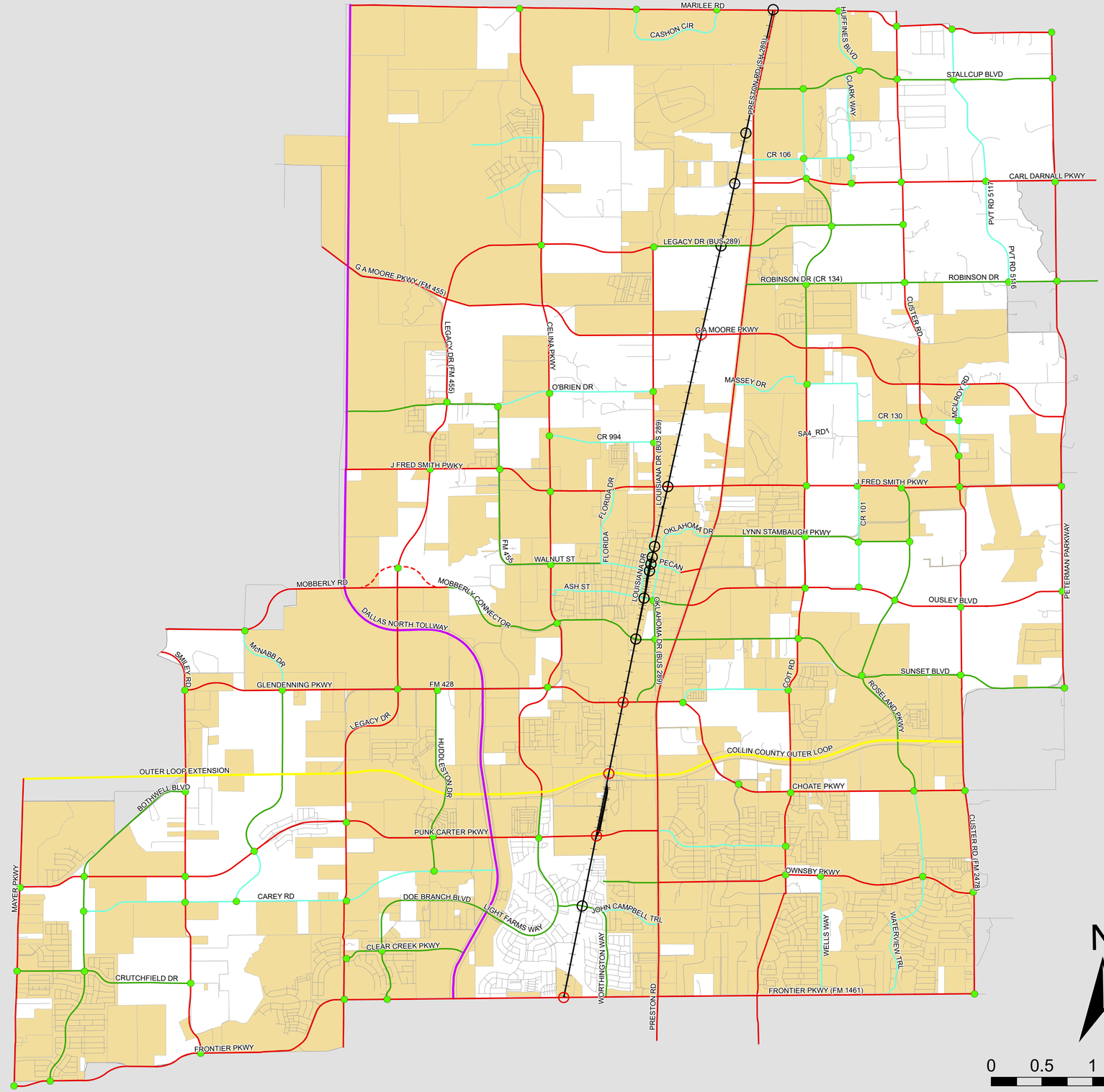
1. Celina Master Thoroughfare Plan
2. VIII - C--Celina MTP Updates 2025 FINAL_v2 (P)
3. 2025 Ord MTP Amendment

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



CELINA TEXAS EST. 1876

Life Connected.

Thoroughfare Plan Adopted 01/14/2025

Legend

- Roundabout

Thoroughfare Crossing

- RR Grade Separated Crossings
- RR At Grade Crossings

Thoroughfare Plan

- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- 6LD-ALT 120' ROW
- Freeway 400' ROW
- Outer Loop 500' ROW
- Roads
- Railroad
- City Limits
- ETJ Limits

Notes:

*** MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS**

****MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS**

*****MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY**

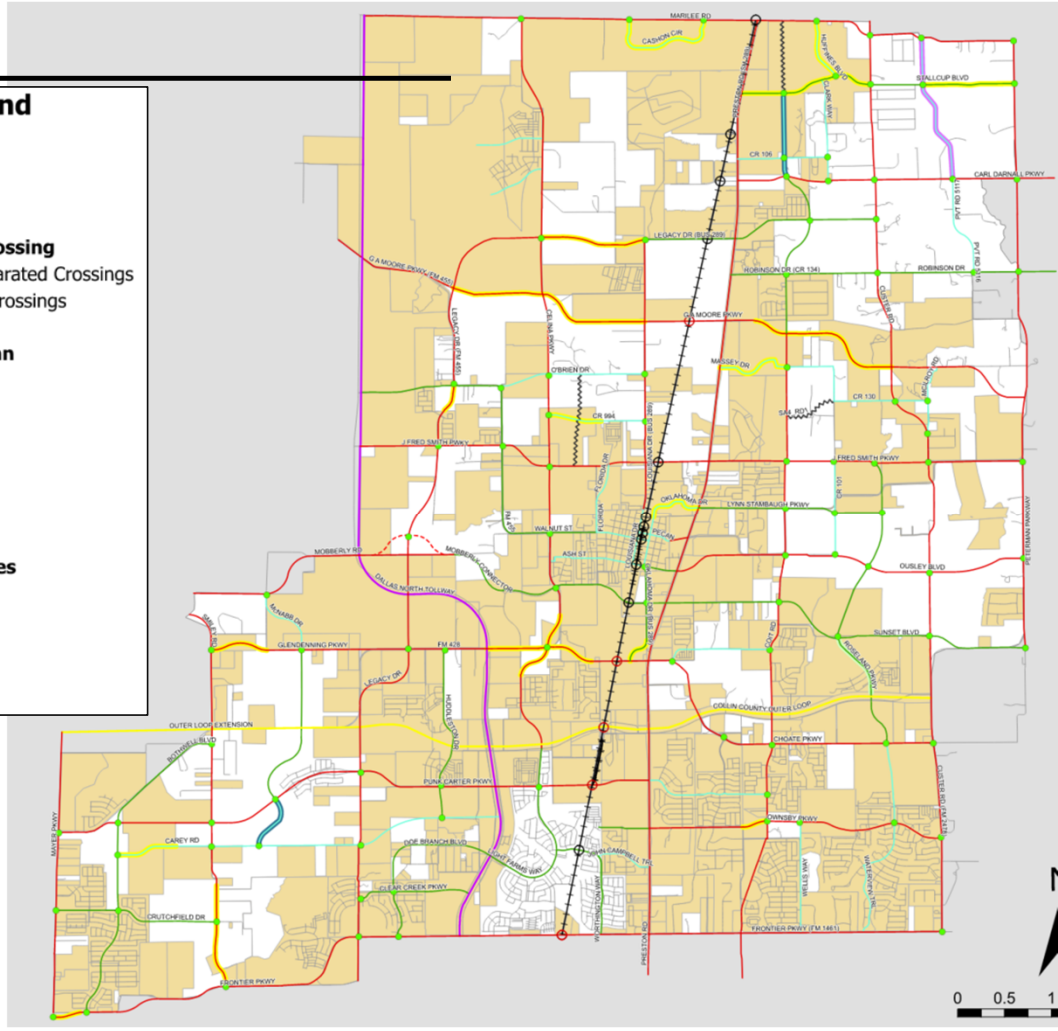
MASTER THOROUGHFARE PLAN (MTP) UPDATE 2025

January 14, 2025

Andy Glasgow, P.E., PMP, CFM
Director of Engineering

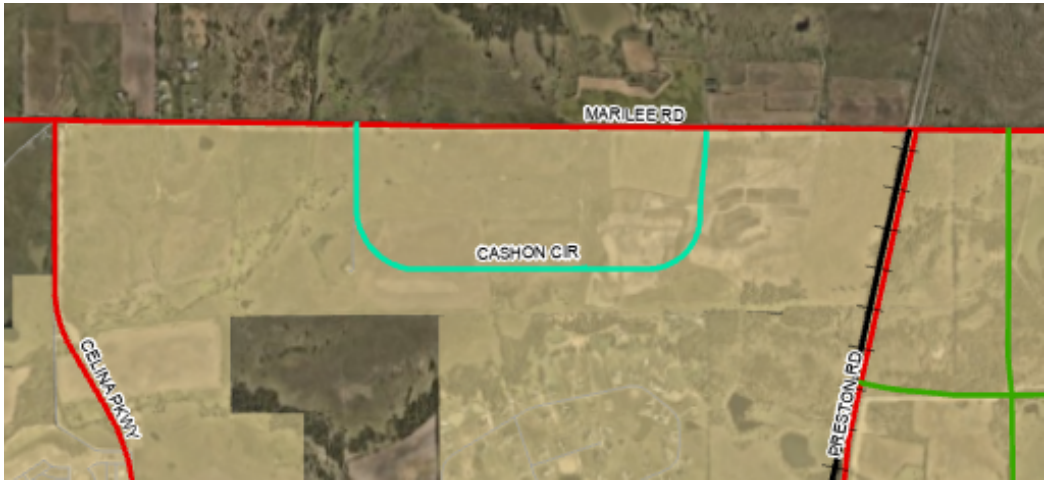
PROPOSED UPDATES

- Match approved development plans (as of 9/1/2024)
- Match recently built alignments
- Match TxDOT/County alignments
- Align with TIAs performed

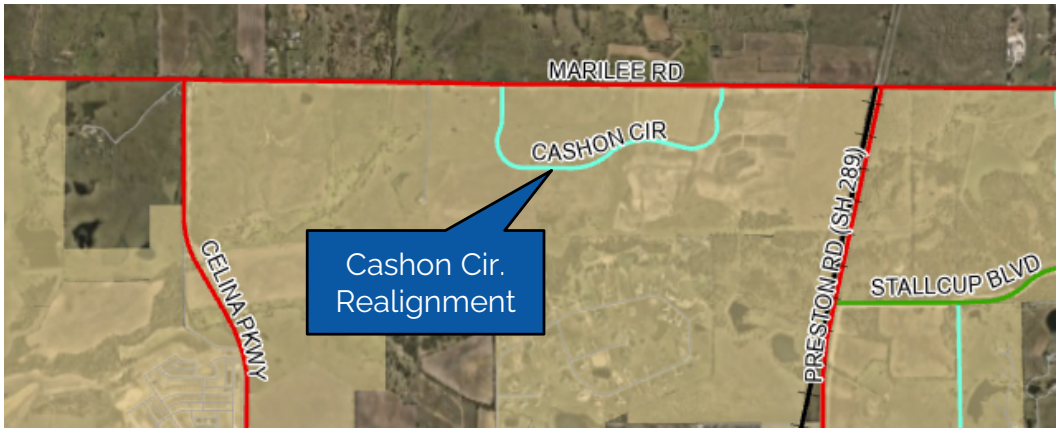


CASHON CIRCLE - REALIGNMENT

Current



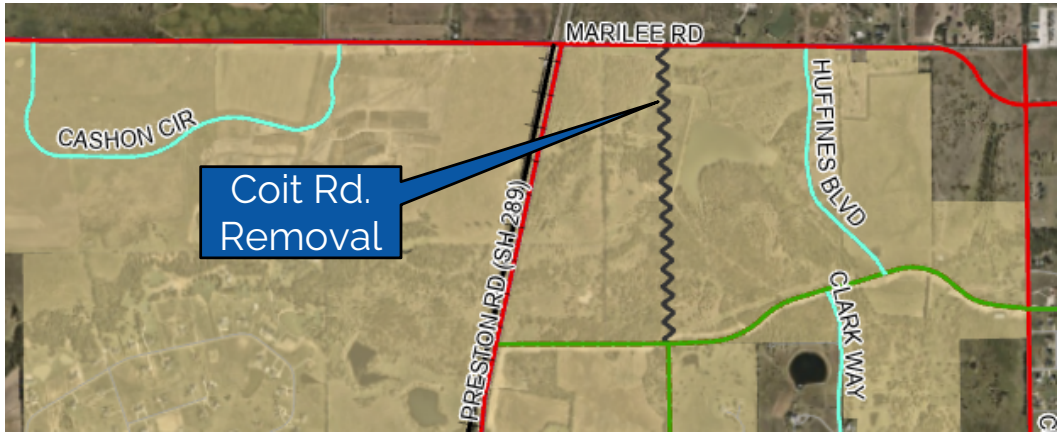
Proposed



COIT ROAD - REMOVAL

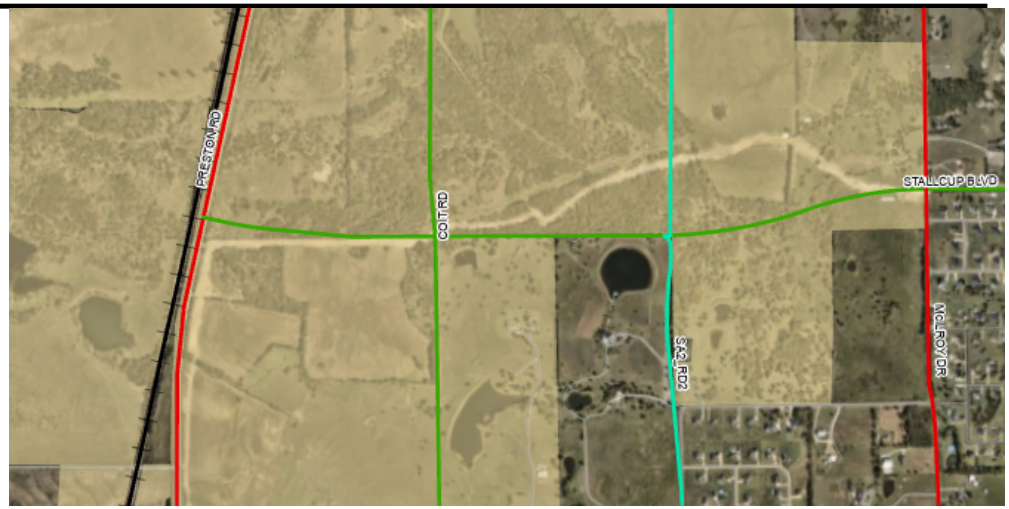
Current

Proposed

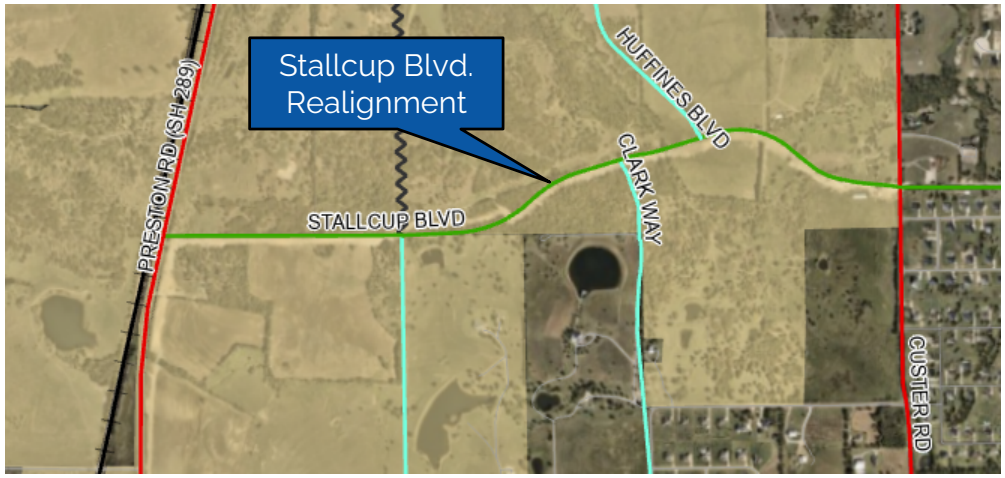


STALLCUP BLVD - REALIGNMENT

Current

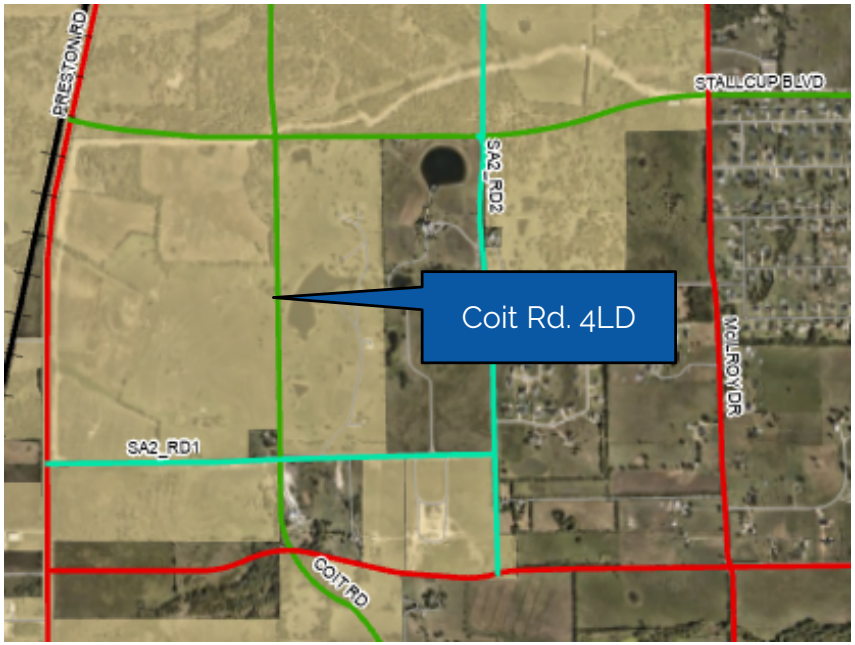


Proposed



COIT ROAD - DOWNGRADE

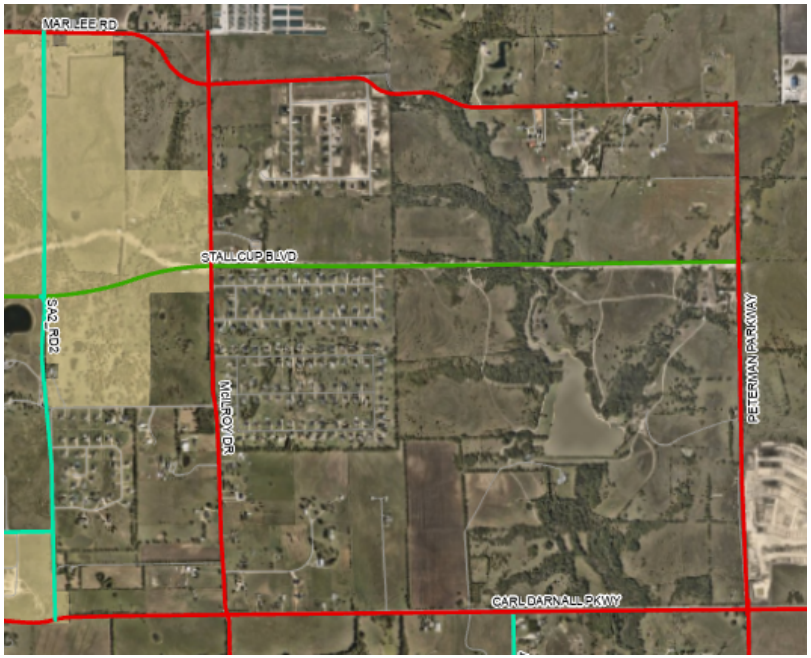
Current



Proposed

N-S COLLECTOR - ADDITION

Current



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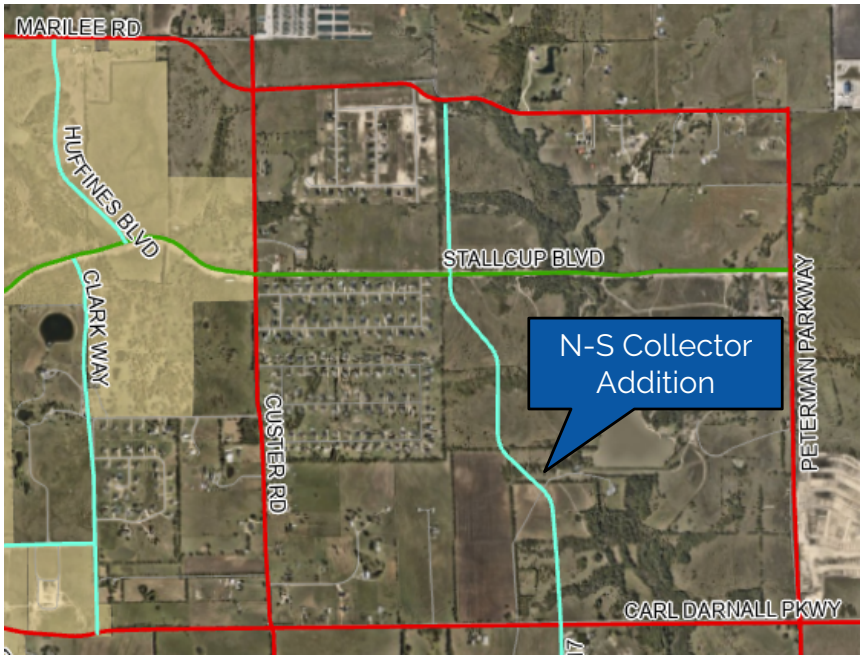
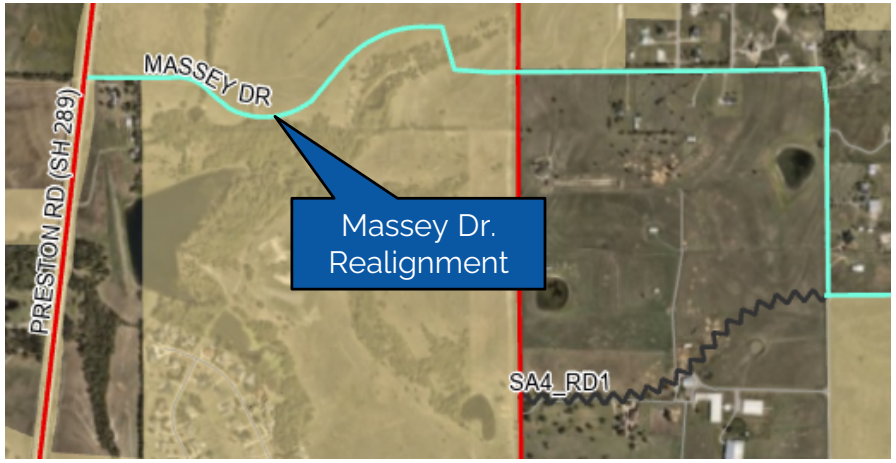


MASSEY DRIVE - REALIGNMENT

Current

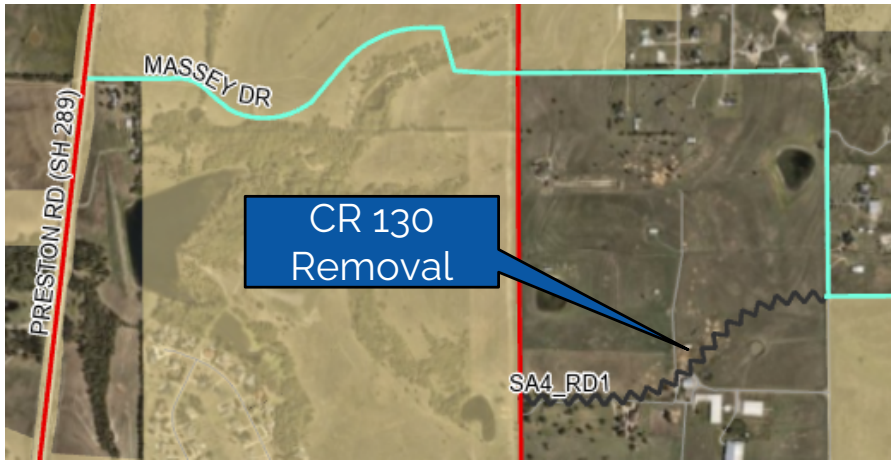
Proposed



CR 130 - REMOVAL

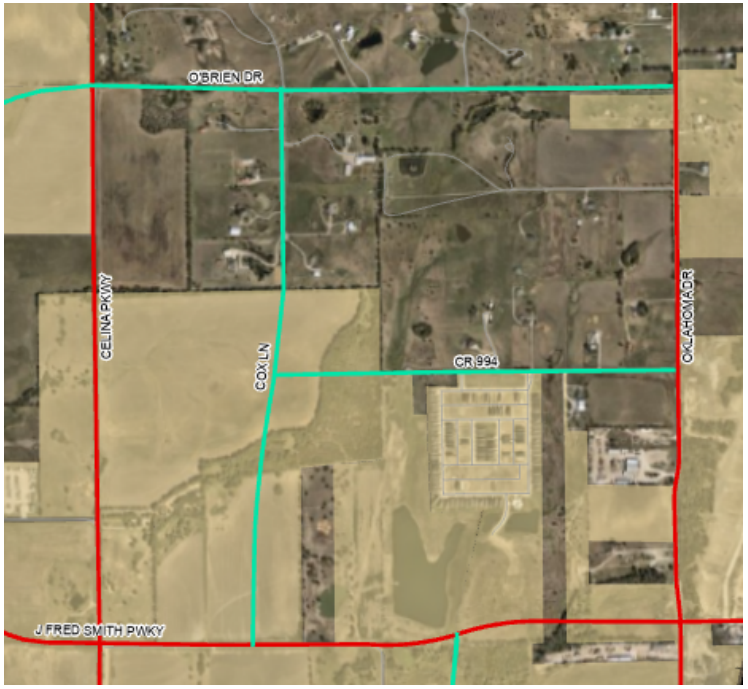
Current

Proposed

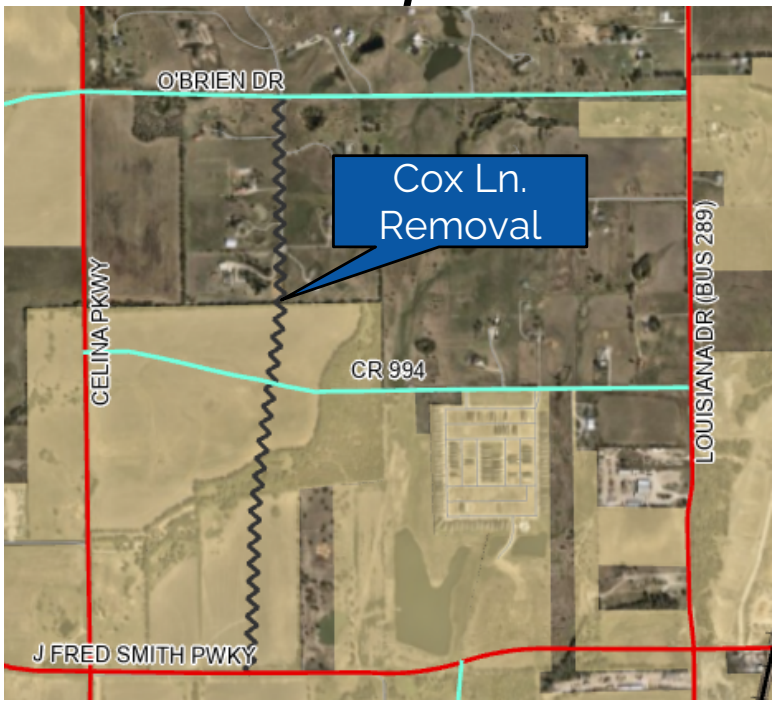


COX LANE - REMOVAL

Current

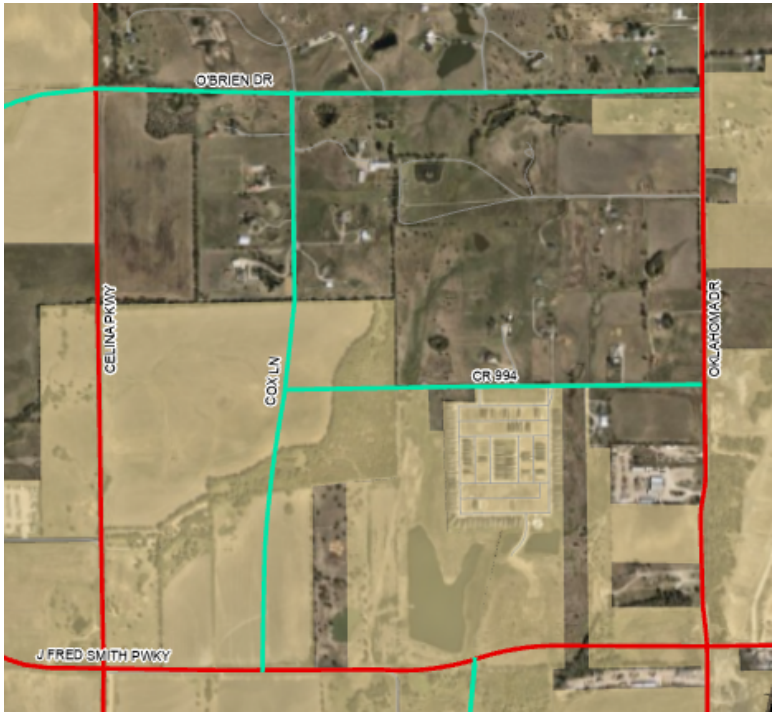


Proposed

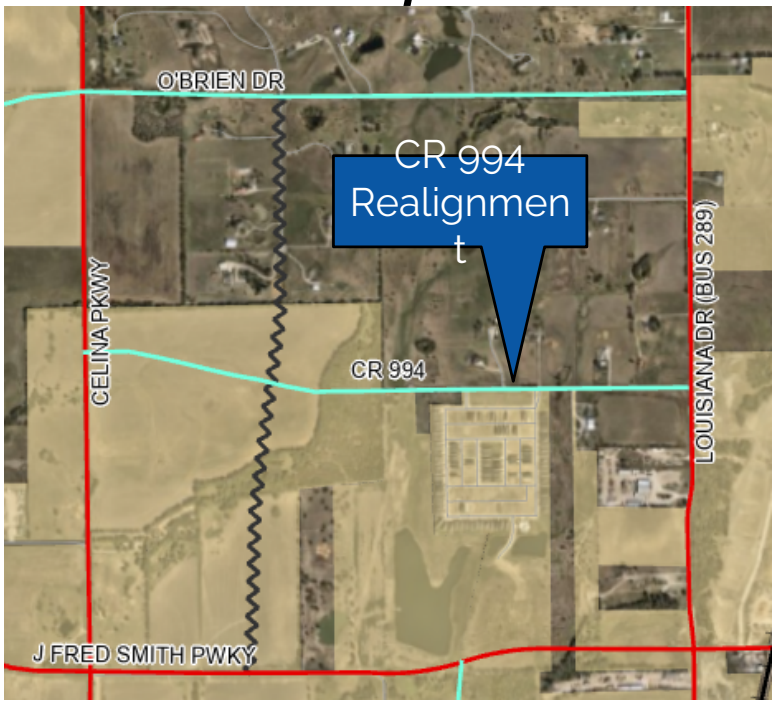


CR 994 - REALIGNMENT

Current



Proposed



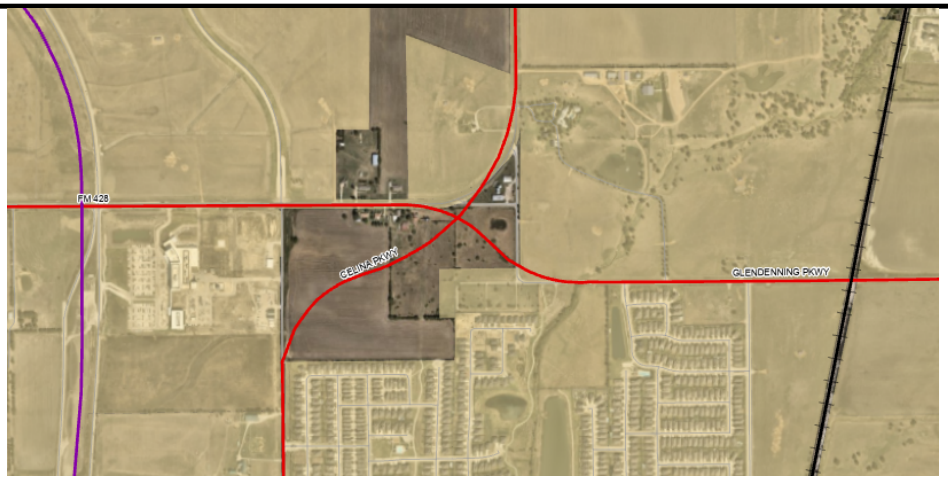
GLENDENNING PKWY - REALIGNMENT

Current

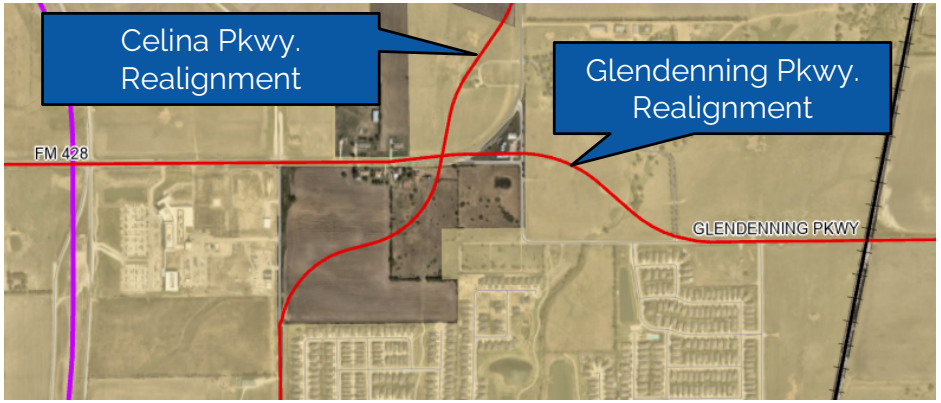
Proposed

GLENDENNING PKWY/CELINA PKWY - REALIGNMENT

Current

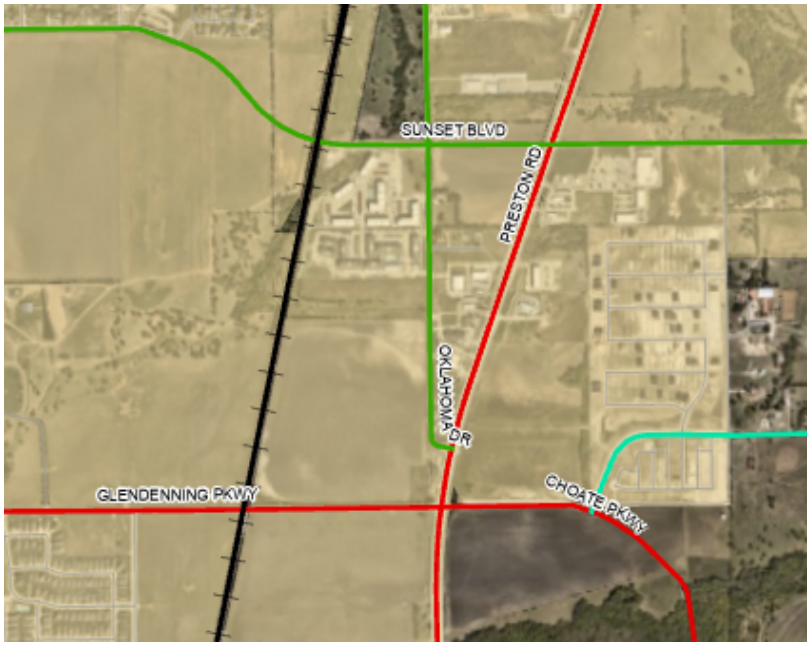


Proposed



OKLAHOMA DRIVE - REALIGNMENT

Current



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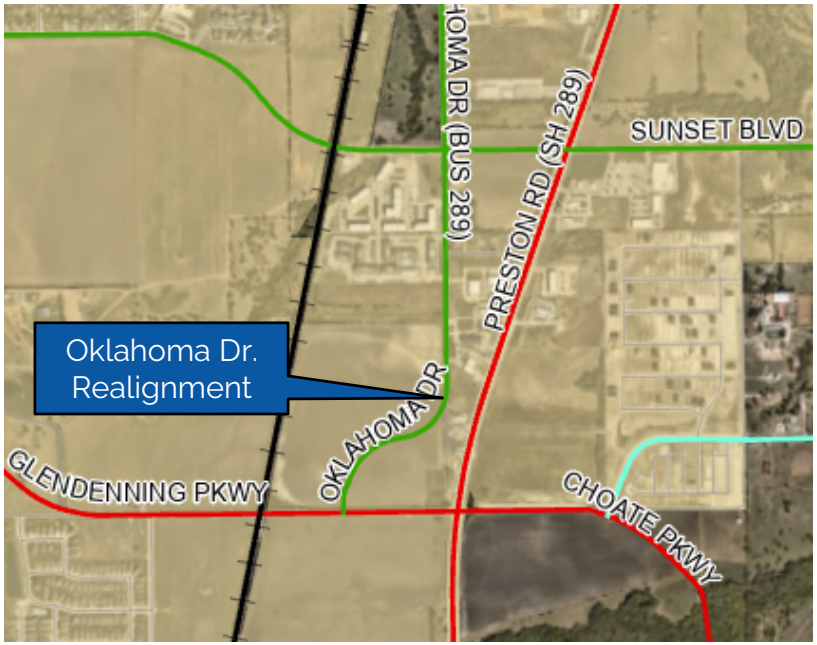
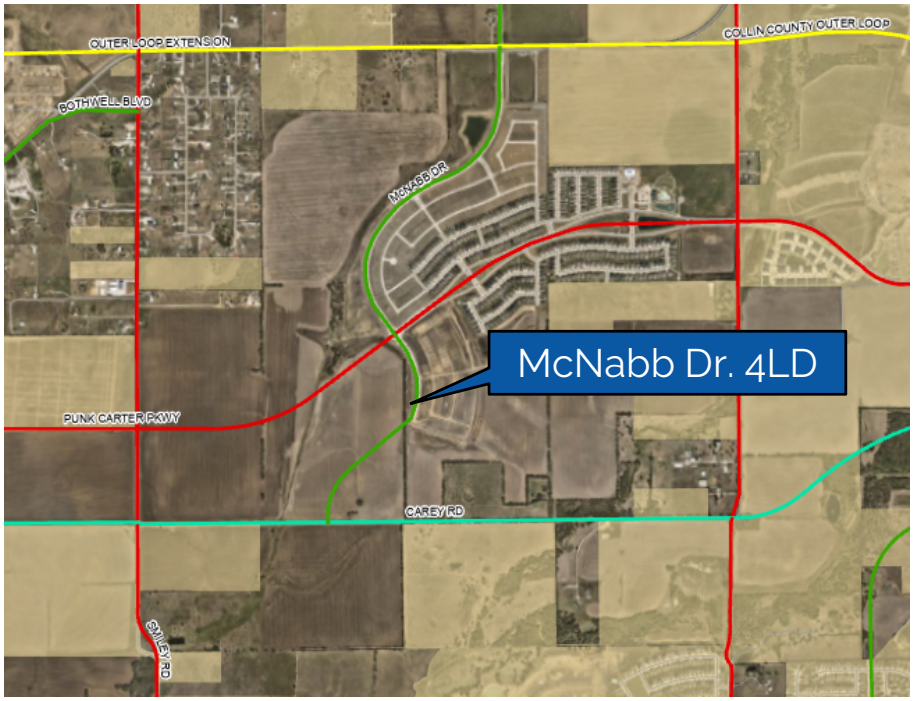
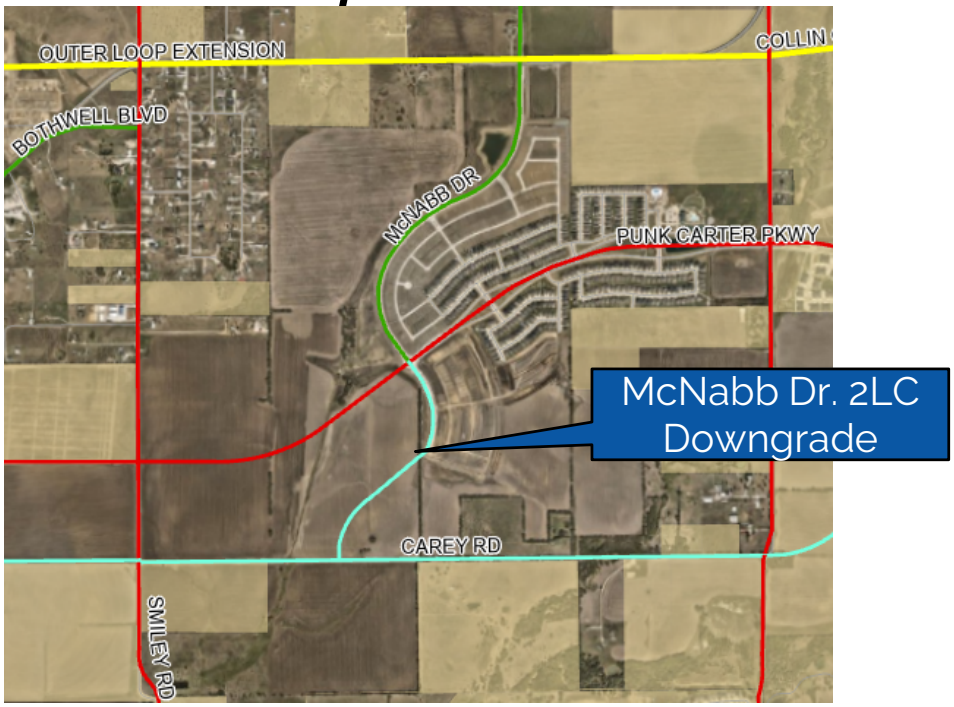


MCNABB DRIVE - DOWNGRADE

Current

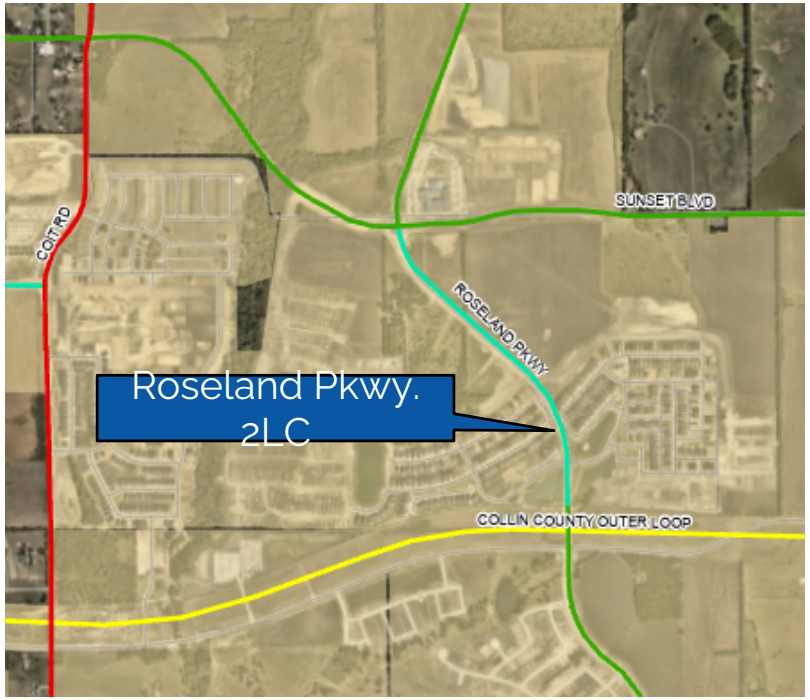


Proposed

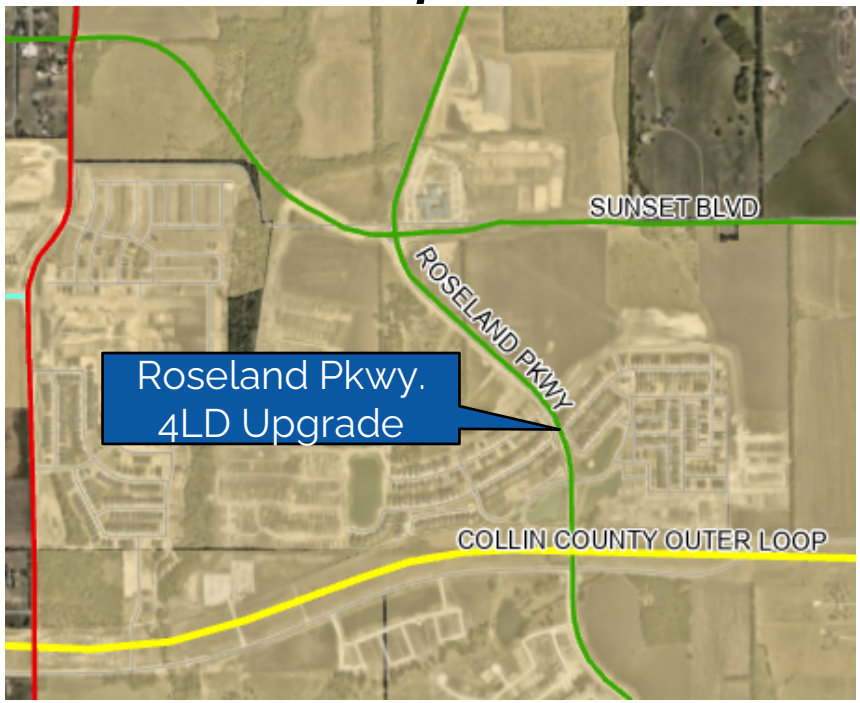


ROSELAND PKWY - UPGRADE

Current

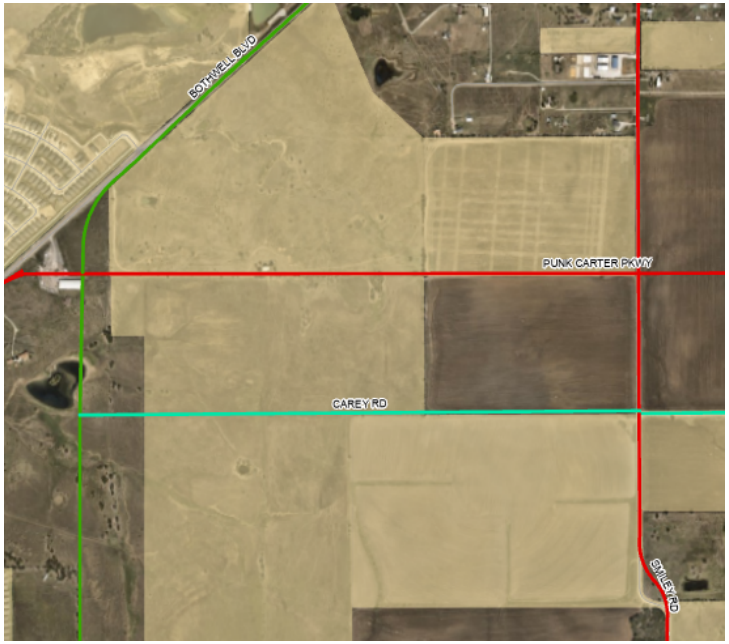


Proposed

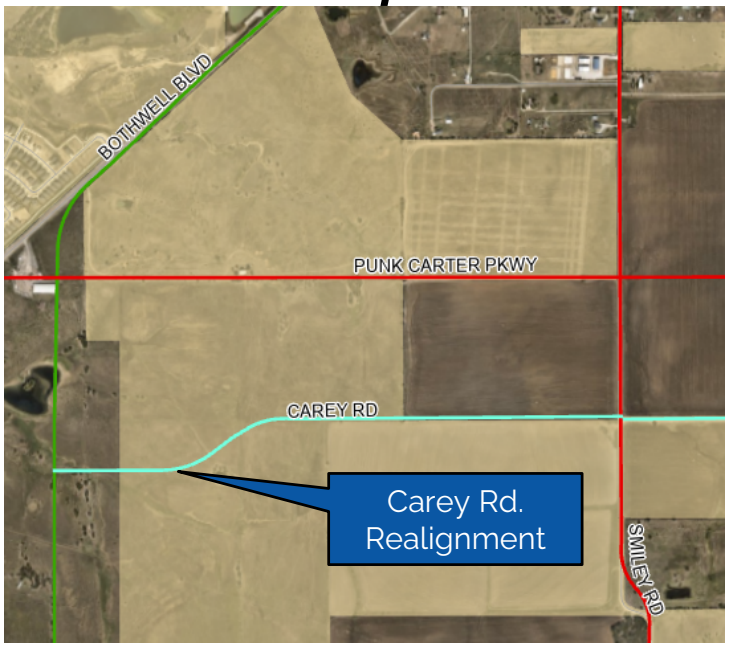


CAREY ROAD - UPGRADE

Current



Proposed



PARVIN ROAD - REALIGNMENT

Current

Proposed

QUESTIONS?

CITY OF CELINA, TEXAS

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AMENDING THE MASTER THOROUGHFARE PLAN AND MAP OF THE CELINA 2040 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, SAVINGS, AND REPEALING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Celina (the "City") is a Home Rule municipal corporation operating under a municipal charter adopted as authorized by Article XI, Section 5 of the Texas Constitution; and,

WHEREAS, the City Council of the City (the "City Council") adopted the Celina 2040 Comprehensive Plan on April 13, 2021 by Ordinance 2021-36 (the "Comprehensive Plan"), as allowed by Chapter 213 of the Texas Local Government Code, for promoting the long range sound development of the City and promoting public health, safety and welfare; and

WHEREAS, the Comprehensive Plan also adopts and incorporates the Major Thoroughfare Plan and map ("MTP"); and

WHEREAS, the City Council previously amended the MTP on August 9, 2022 by Ordinance 2022-99; and

WHEREAS, the City staff and the City's professional consultants have conducted an analysis of existing and proposed land uses; existing collector streets, arterial streets and highways; Texas Department of Transportation plans for highway improvements and the needs for north-south and east-west routes and connectivity within the City; and

WHEREAS, during the December 19,2024 Planning and Zoning Commission meeting, the Planning and Zoning Commission review the proposed amendments, and additionally, the planning department has reviewed the proposed amendments in accordance with Section 213.003(a)(2) of the Texas Local Government Code; and

WHEREAS, as a result of such analysis and review the City staff proposes amendments to the MTP as set forth in Exhibit "A" to this Ordinance, necessary to achieve connectivity to existing and proposed roadways and access to all parcels that will aid in orderly development; and

WHEREAS, proper notice of public hearing upon this Ordinance has been posted in accordance with applicable law and the City Council has conducted the necessary public hearing where the public was provided an opportunity to give input on the proposed amendment to the Comprehensive Plan and finds that the adoption of this amendment of the MTP to the Comprehensive Plan is appropriate and serves a public purpose and protects the health, safety, and welfare of citizens of the City.

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

Section 1. Findings. The recitals set forth above are deemed to be the findings and determinations made by the City Council and are incorporated into the body of this Ordinance as if fully set forthherein.

Section 2. Amendment. The MTP of the Comprehensive Plan is hereby amended as set forth in **Exhibit "A"** to this Ordinance, as if fully set forth herein.

Section 3. Severability**.** Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, 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 4. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section 5.: This Ordinance shall be effective from and after the date of its adoption.

PASSED AND APPROVED on this the 14th day of January, 2025.

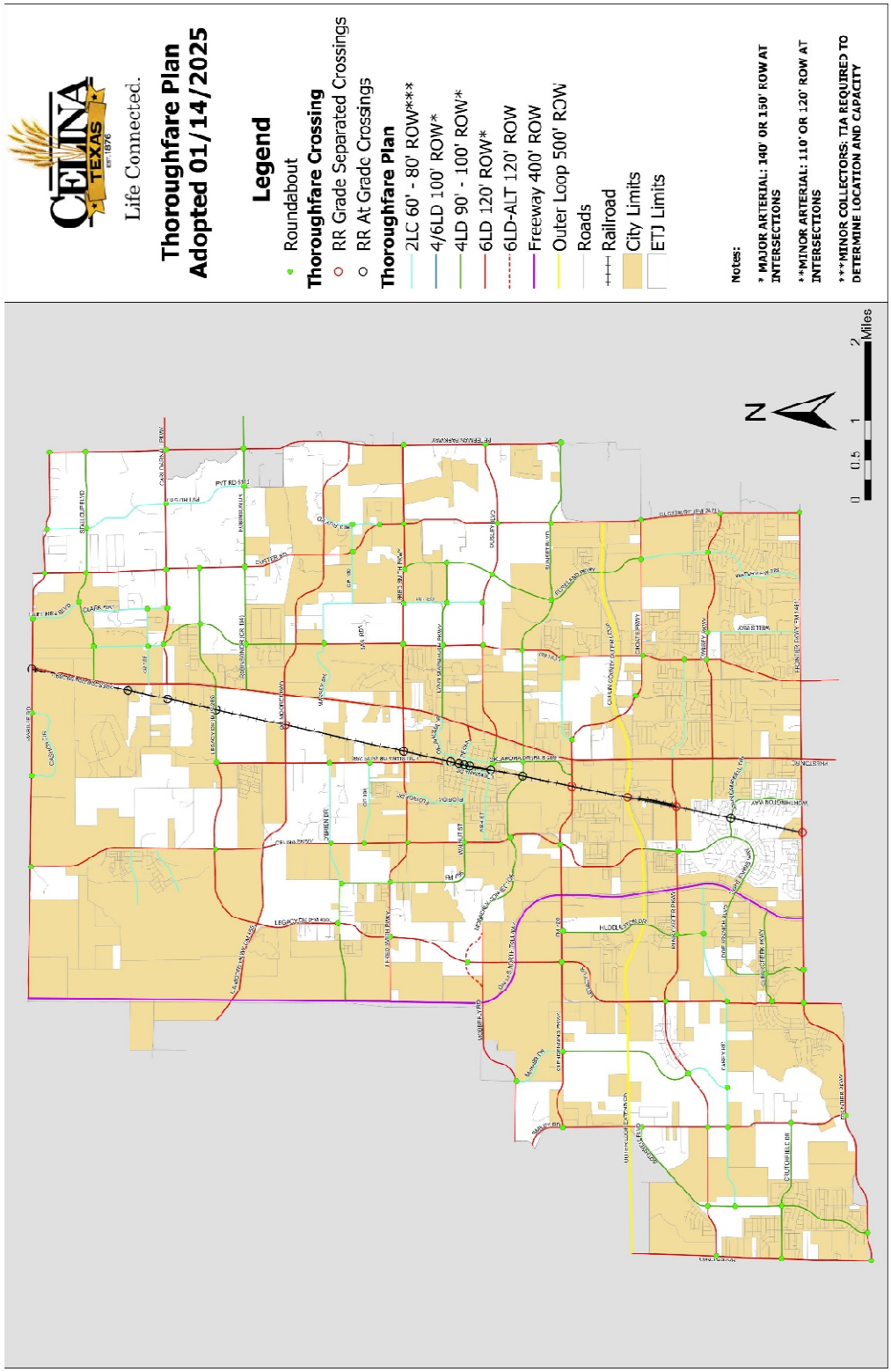
CITY OF CELINA, TEXAS

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

EXHIBIT "A"
MASTER THOROUGHFARE PLAN AND MAP



Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	January 14, 2025
Re:	Roadway Impact Fee Update

Action Requested:
Consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 3: Roadway Facilities by adopting updated land use assumptions; adopting an updated roadway capital improvement plan and impact fee analysis; and adopting revised roadway impact fees. (Glasgow)

Background Information:
The City of Celina adopted Ordinance 2021-59 to establish Roadway Impact Fees in 2021. Pursuant to Section 395.052 of the Local Government Code, the City is required to complete periodic update of the Land Use Assumptions and Capital Improvements Plan every five (5) years. Staff recommends amending the City's Roadway Impact Fee Ordinance to align with the adopted 2040 Comprehensive Plan and the revised Land Use Plan. To facilitate this update, the City of Celina selected Kimley-Horn to complete this analysis.

Implementing impact fees allows the City to shift a portion of the burden of paying for new facilities onto new development. The consultant evaluated improvements necessary for a 10-year window (2034) and the ultimate system needs. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Chapter 395 only allows recovery of costs to serve the 10-year planning period. The remainder of the capacity costs will be assessed as the planning window extends beyond 2034 and as the impact fees are updated in the future.

Elements of the roadway system, including new roads, widening projects, and intersection improvements, were evaluated based on the City's Master Thoroughfare Plan. The Roadway Impact Fee Report identifies the projects needed to accommodate the projected increase in vehicle-miles for Celina's growth. The impact fee rate is calculated by dividing the total

construction costs by the total projected vehicle growth in each service area. State law allows cities to capture 50% of the total cost of the roadway improvements.

City Staff recommends establishing the maximum fee per vehicle-mile as $3,048.00 for Service Areas 1-5, $1,936.00 for Service Area 6, and $1,582.00 for Service Area 7. This rate translates into a roadway impact fee of $14,000.00 for a single-family resident in SA 1-5, $8,900 per single-family home in SA 6, and $7,200 per single-family home in SA 7.

During the December 19, 2024, Planning and Zoning Commission meeting, the Planning and Zoning Commission reviewed the proposed amendments. The Planning and Zoning Commission recommended charging commercial development 50 percent of the proposed impact fees to incentivize commercial development in the City. Additionally, the Planning and Zoning Commission recommended charging multi-family development the maximum impact fee allowable in each service area. Staff is preparing an analysis as a result of this recommendation, and staff is requesting that Council table this item until the February 11, 2025 Council meeting so the analysis can be completed.

Legal Review:
The City Attorney has reviewed this item.

Supporting Documents:
1. Roadway Impact Fee Presentation_2024.01.14
2. Celina RIF Study 01-2025

Financial Consideration:
None.

Staff Recommendation:
Staff recommends approval of the study as written.

CITY OF CELINA
ROADWAY IMPACT FEES
CITY COUNCIL WORK SESSION

Andy Glasgow, P.E., PMP, CFM
Pete Kelly, P.E.

January 14, 2025

Kimley»Horn

TONIGHT'S AGENDA

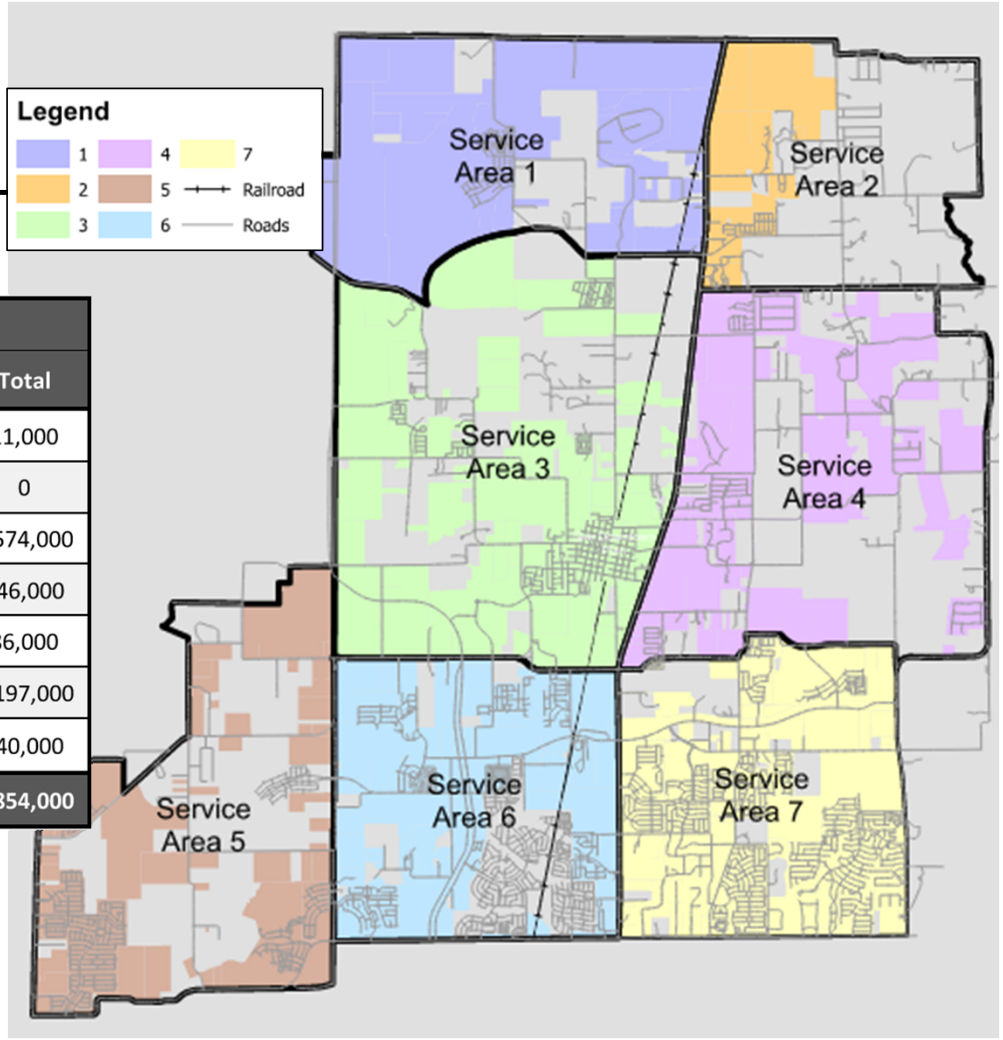
1. Previous Meeting (12/10) Recap
2. Impact Fee Components & MTP Update
3. Maximum Fee
4. Collection Rate Options
5. Next Steps

PREVIOUS MEETING (12/10) RECAP

- **Impact Fees 101**
- **Impact Fee Components**
  - Service Areas
  - Land Use Assumptions
  - Service Units
  - Capital Improvement Plans
    - Master Thoroughfare Plan Update
  - Maximum Assessable Fee
    - Credit Calculation
- **Impact Fee Methodology**

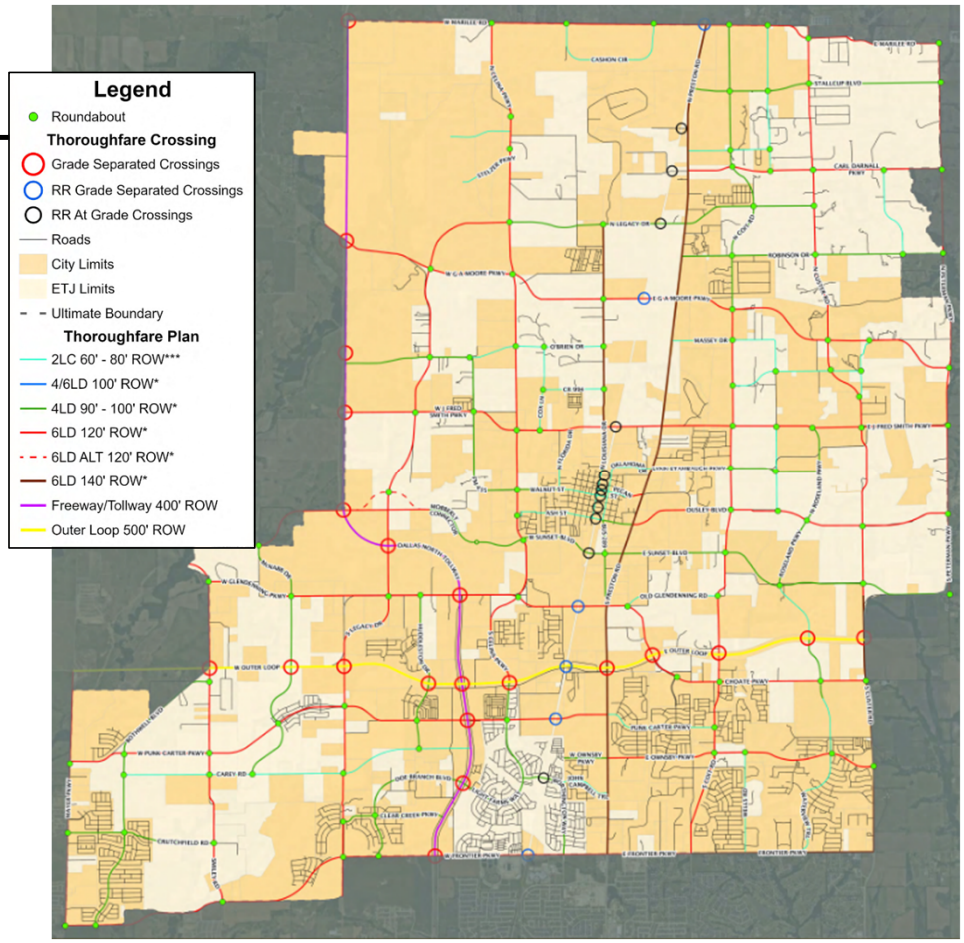
LAND USE ASSUMPTIONS

Service Area	Population Added	Residential Units Added	Employees Added	Employment Square Feet Added			
				Basic	Service	Retail	Total
1	12,031	3,881	24	4,000	2,000	5,000	11,000
2	5,470	1,851	0	0	0	0	0
3	19,719	6,747	4,102	166,000	465,000	943,000	1,574,000
4	9,336	3,170	1,380	251,000	133,000	262,000	646,000
5	17,131	5,891	240	0	31,000	55,000	86,000
6	16,540	6,561	5,926	160,000	844,000	1,193,000	2,197,000
7	20,577	7,017	821	85,000	116,000	139,000	340,000
City-Wide	100,805	35,118	12,493	666,000	1,591,000	2,597,000	4,854,000



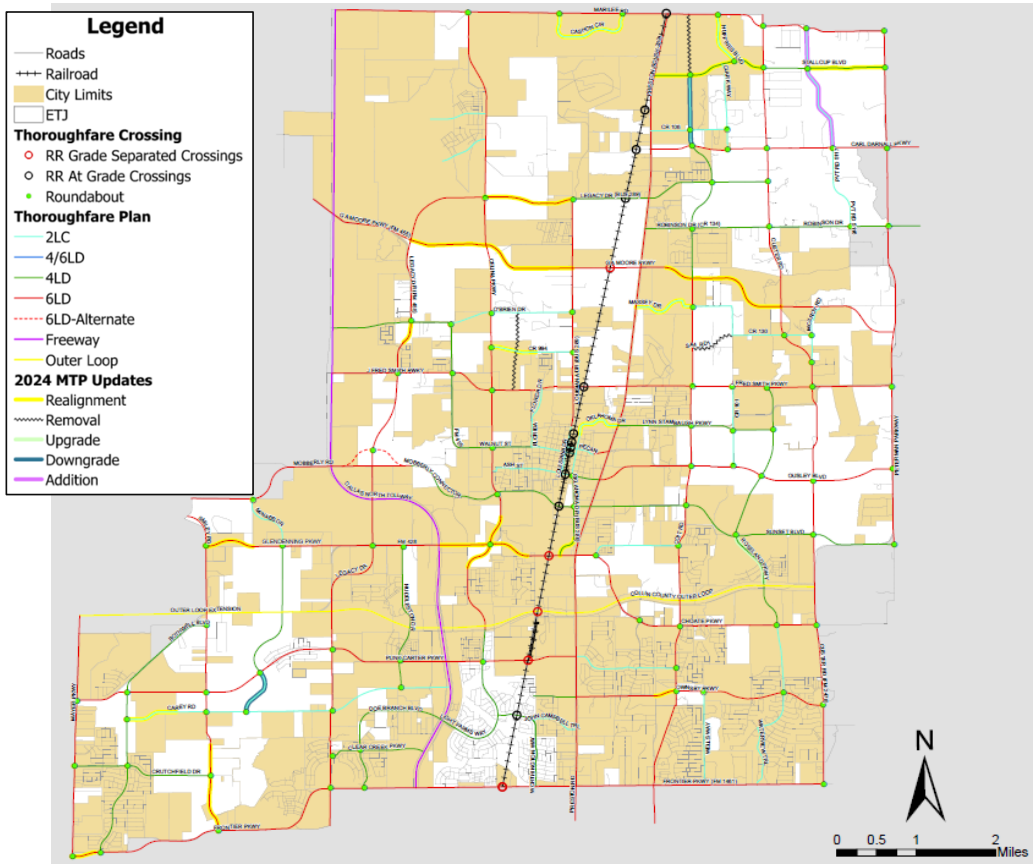
CAPITAL IMPROVEMENTS PLAN

- Infrastructure needed to serve 10 Year growth
  - 10-year IF CIP vs 5-year CIP
- Based on an adopted plan

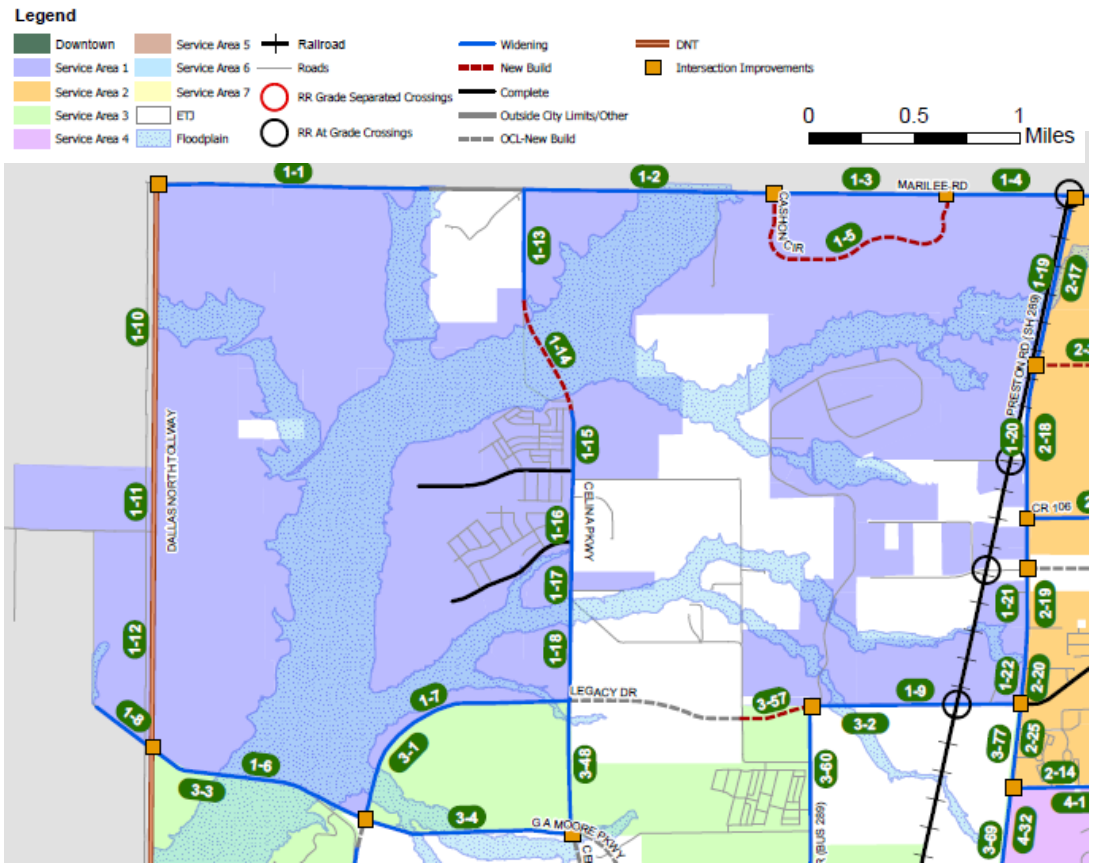


CAPITAL IMPROVEMENTS PLAN: MTP UPDATE

- Match approved development plans (as of 9/1/2024)
- Match recently built alignments
- Match TxDOT/County alignments
- Align with TIAs performed



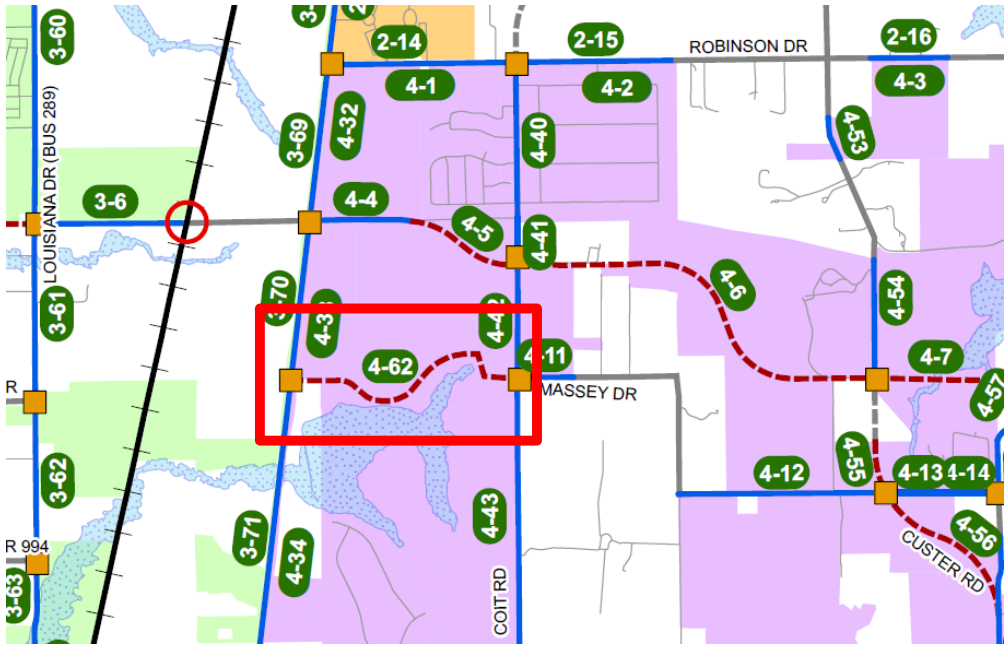
CAPITAL IMPROVEMENTS PLAN EXAMPLE: SERVICE AREA 1



UPDATES SINCE PREVIOUS MEETING

- Service Area 3
  - Corrected costing error for project 3-58 (Florida Dr)
  - Maximum Fee increased from $3,626 to $3,697/veh-mi

- Service Area 4
  - Added Project 4-62 (Massey Dr)
  - Maximum Fee increased from $2,997 to $3,048/veh-mi



2024 MAXIMUM FEE PER SERVICE AREA

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee	$ 1,142	$ 1,561	$ 1,225	$ 1,397	$ 1,788	$ 2,022	$ 910
2024 Max Assessable Fee	**$ 3,991**	**$ 3,363**	**$ 3,697**	**$ 3,048**	**$ 3,996**	**$ 1,936**	**$ 1,582**
Change	***$ 2,849***	***$ 1,802***	***$ 2,472***	***$ 1,651***	***$ 2,208***	***$ (86)***	***$ 672***

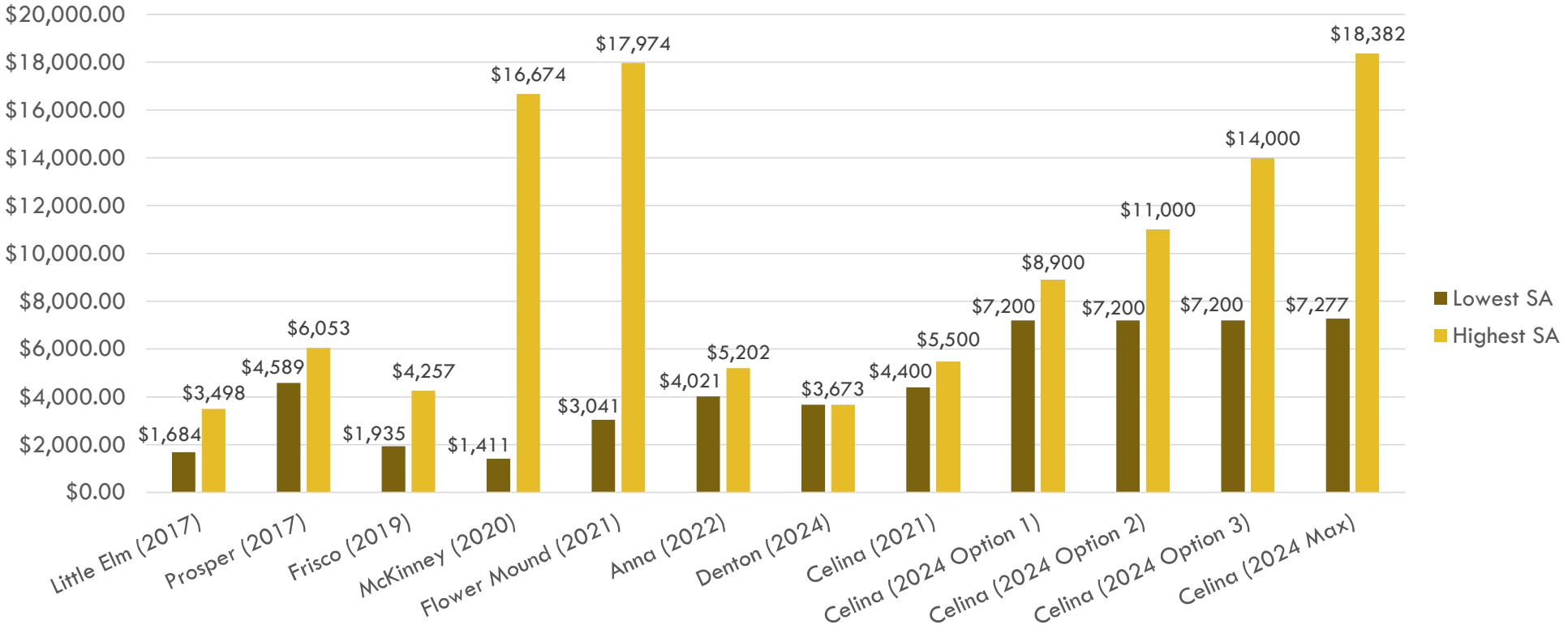
2021/2024 RATE COMPARISON & OPTIONS (SINGLE FAMILY HOME)

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee Per SF Home	$ 5,539	$ 7,571	$ 5,941	$ 6,775	$ 8,672	$ 9,807	$ 4,414
2021 Collection Rate Per SF Home	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 4,400
2024 Max Assessable Fee Per SF Home	$ 18,359	$ 15,580	$ 17,004	$ 14,021	$ 18,382	$ 8,906	$ 7,277
Change	$ 12,820	$ 8,009	$ 11,064	$ 7,011	$ 9,710	$ (901)	$ 2,864
2024 Collection Rate Options ($/ Single Family Home)							
Option 1 *(Cap at 2nd lowest SA)*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 7,200*
Option 2 *(Double the Rate)*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 8,900*	*$ 7,200*
Option 3 *(Cap at 3rd lowest SA)*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 8,900*	*$ 7,200*
Option 4 *(100% of Max Assessable)*	*$ 18,359*	*$ 15,580*	*$ 17,004*	*$ 14,021*	*$ 18,382*	*$ 8,906*	*$ 7,277*

NEIGHBORING CITIES COMPARISON TABLE (SINGLE FAMILY HOME)

City	Service Areas	Last Updated	Highest SA	Lowest SA	% of Max Fee Collected
Little Elm (2017)	3	2017	$3,498.00	$1,684.00	70% - 100%
Prosper (2017)	2	2017	$6,053.00	$4,589.00	40%
Frisco (2019)	4	2019	$4,257.00	$1,935.00	70%
McKinney (2020)	13	2020	$16,674.00	$1,411.00	Varies
Flower Mound (2021)	3	2021	$17,974.10	$3,040.95	100%
Anna (2022)	2	2022	$5,202.00	$4,021.00	100%
Denton (2024)	5	2024	$3,673.00	$3,673.00	20%
Celina (2021)	***7***	***2021***	***$5,500.00***	***$4,400.00***	***Varies***
Celina (2024 Option 1)	***7***	***2024***	***$8,900.00***	***$7,200.00***	***Varies***
Celina (2024 Option 2)	***7***	***2024***	***$11,000.00***	***$7,200.00***	***Varies***
Celina (2024 Option 3)	***7***	***2024***	***$14,000.00***	***$7,200.00***	***Varies***
Celina (2024 Max)	***7***	***2024***	***$18,382.00***	***$7,277.00***	***100%***

NEIGHBORING CITIES COMPARISON CHART (HIGHEST/LOWEST SERVICE AREA: SINGLE FAMILY HOME)



NEXT STEPS: COUNCIL ACTION

1 Consider a motion to recommend approval of the Land Use Assumptions, Capital Improvements Plan, and Maximum Assessable Roadway Impact Fees

NEXT STEPS

1 Consider adoption of ordinance setting the effective collection rate at **2/11** meeting

Life Connected.

CELINA, TEXAS
ROADWAY IMPACT FEE UPDATE

Life Connected.

JANUARY 2025

Prepared for the City of Celina

Prepared by:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 064542445

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01-02-2025

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1. EXECUTIVE SUMMARY

This study was performed to update the City of Celina's Roadway Impact Fees. Roadway Impact Fees were last performed in 2020 (adopted in 2021). The state's impact fee law (CH 395) requires that municipalities with Impact Fee Programs update their impact fee studies every five years. The implementation of impact fees allows the City to shift a portion of the burden of paying for new facilities onto new development. System improvements necessary to serve 10-year (2034) and ultimate system needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Chapter 395 only allows recovery of costs to serve the 10-year planning period. The remainder can be assessed as the planning window extends beyond 2034 and as the impact fees are updated in the future.

Elements of the Roadway system, including new roads, widening projects, and intersections were evaluated based on the City's Master Thoroughfare Plan, as explained in the Capital Improvement Plan (CIP) section of this report. Based on the City's 10-year growth projections and the associated demand (consumption) values, the table below shows the additional vehicle-miles that will be generated by new development by the year 2034:

Service Area	1	2	3	4	5	6	7
2024-2034 Growth (Veh-Miles)	17,927	8,514	43,968	18,869	27,849	48,219	34,722

In order to provide the capacity needed to accommodate the projected increase in vehicle-miles, the Roadway Impact Fee CIP was developed. The cost of the Roadway Impact Fee CIP in each service area (attributable to growth) is shown in the table below:

Service Area	1	2	3	4	5	6	7
Cost of the CIP Attributable to Growth (plus credit for Ad Valorem taxes)	$71,539,364	$28,629,344	$162,539,135	$57,511,541	$111,283,507	$93,345,451	$54,926,107

The maximum assessable impact fee is then calculated by dividing the recoverable cost of the CIP by the growth in vehicle-miles in each service area. A reduction of 50% to the maximum assessable fee is also applied according to Chapter 395 requirements. Based on the additional service units and the recoverable cost of the CIP (with 50% credit), the Maximum Fees the City may assess per service unit and per single family home are shown below:

Service Area	1	2	3	4	5	6	7
2024 Maximum Assessable Fee Per Service Unit ($/Veh-mi)	$3,991	$3,363	$3,697	$3,048	$3,996	$1,936	$1,582
2024 Maximum Assessable Fee Per Single Family Home (1 single family home = 4.60 veh-miles)	$18,359	$15,470	$17,006	$14,021	$18,382	$8,906	$7,277

The maximum impact fee per vehicle mile and maximum impact fee per single family home in each service area are shown in Exhibit A.

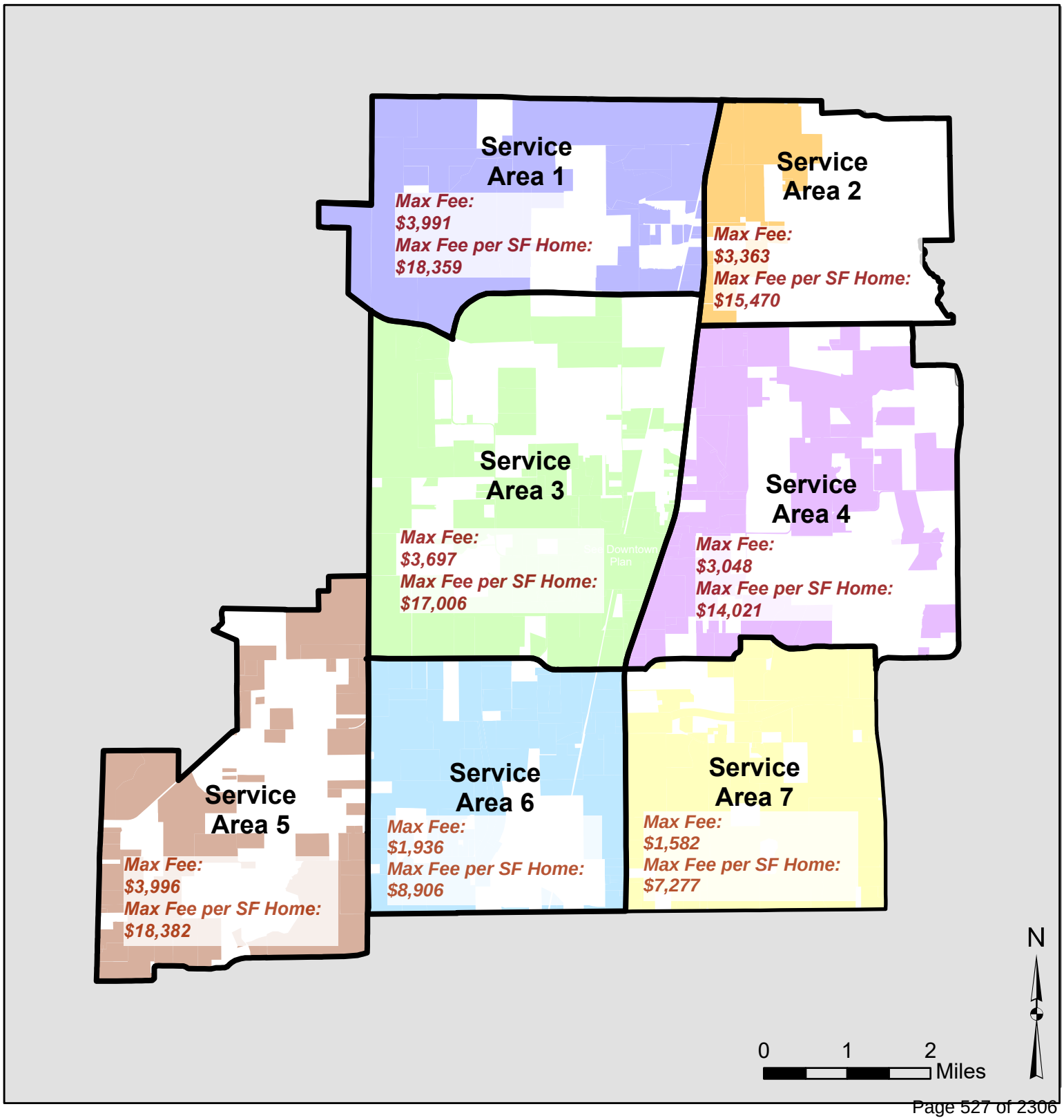
Maximum Assessible Fee by Service Area

Source: Kimley-Horn, 2024

Kimley»Horn
Expect More. Experience Better.

Legend

Service Area 1 | Service Area 3 | Service Area 5 | Service Area 7
Service Area 2 | Service Area 4 | Service Area 6 | ETJ



2. INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 in September 2001 to define an impact fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

Chapter 395 mandates that impact fees be reviewed and updated at least every five years. Accordingly, the City of Celina has initiated a review of its Land Use Assumptions, Capital Improvement Plan (CIP), and Roadway Impact Fees. The City retained Kimley-Horn and Associates, Inc. to provide professional transportation engineering services for the 2024 update of their Roadway Impact Fees. The timing of this update coincides with the Water and Wastewater Master Plan updates and Water and Wastewater Impact Fee updates. This report includes the details of the Roadway Impact Fee calculation methodology in accordance with Chapter 395 and the adopted revisions to the Land Use Assumptions, Capital Improvement Plan, and refinement of the Land Use Equivalency Table.

This report introduces and references two of the basic inputs to the Roadway Impact Fee:

1. Land Use Assumptions (Pg. 6)
2. Capital Improvement Plan (Pg. 13)

Information from the Land Use Assumptions and this Capital Improvement Plan are used extensively throughout the remainder of the report.

This report consists of a detailed discussion of the methodology for the computation of impact fees and is broken into three components:

1. Methodology for Roadway Impact Fees (Pg. 32)
2. Roadway Impact Fee Calculation (Pg. 53)
3. Plan for Awarding the Roadway Impact Fee Credit (Pg. 55)

The components of the Methodology for Roadway Impact Fees include development of:

- Service Areas
- Service Units
- Cost Per Service Unit
- Cost of the CIP
- Service Unit Calculation

The components of the Roadway Impact Fee Calculation include:

- Maximum Assessable Impact Fee Per Service Unit
- Service Unit Demand Per Unit of Development

This report also includes a section concerning the Plan for Awarding the Roadway Impact Fee Credit. This involves the calculation of the applicable credit required by law to offset the City's use of ad valorem taxes to help fund the Roadway Impact Fee CIP.

The final section of the report is the Conclusion, which presents the findings of the update analysis and summarizes the report.

3. ROADWAY IMPACT FEE CALCULATION INPUTS

A. LAND USE ASSUMPTIONS

Purpose

Chapter 395 of the Texas Local Government Code describes the procedure Texas political subdivisions must follow in order to assess impact fees for new development. The first step required in updating impact fees is the development of Land Use Assumptions. These Land Use Assumptions, which include both residential and employment estimates, form the basis for the development of impact fee Capital Improvement Plans (CIP) for roadway, water, and wastewater facilities.

Reasonable future growth estimates are necessary in order to aid the City of Celina in establishing the need for capital improvements required to serve future development. In accordance with Chapter 395, Kimley-Horn has compiled the information required to complete the Land Use Assumptions using the following sources:

- Celina 2040 Comprehensive Plan
- City of Celina Thoroughfare Plan (2024)
- City of Celina Future Land Use Plan
- Development plans
- Building permit data
- City of Celina Staff

Components of the Land Use Assumptions Chapter

The Land Use Assumptions include the following components:

1. Impact Fee Study Service Areas - Explanation of the divisions of Celina into service areas for roadway service areas.
2. Land Use Assumptions Methodology - An overview of the general methodology used to generate the land use assumptions.
3. Ten-Year Growth Assumptions - Summary of the growth projections for 2024-2034 in alignment with the 2040 Comprehensive Plan.
4. Land Use Assumptions Summary - A synopsis of the land use assumptions.

Impact Fee Service Areas

Service Area Definition

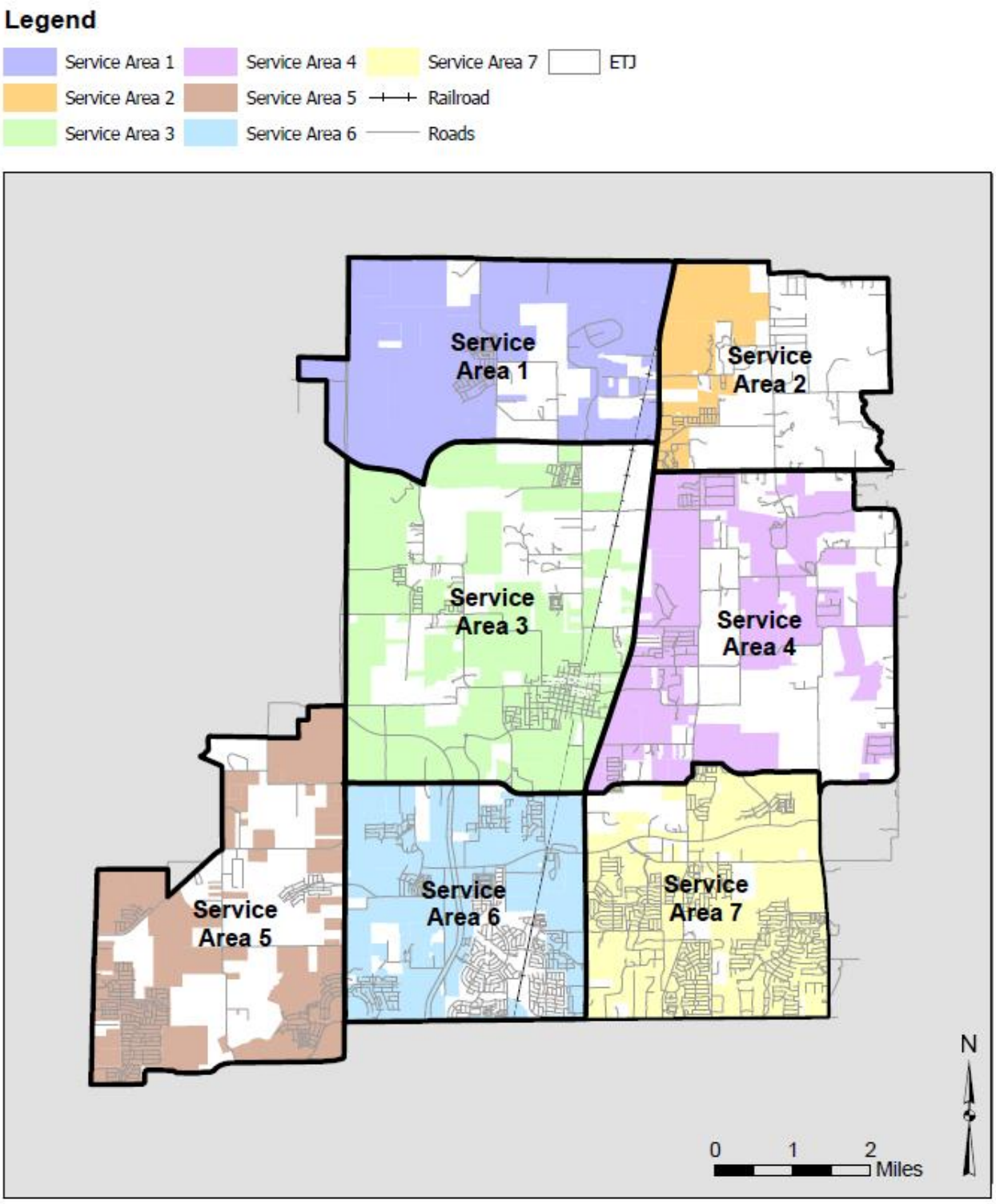
According to Chapter 395 of the Local Government Code, a Service Area refers to the area within the corporate boundaries or extraterritorial jurisdiction of the political subdivision to be served by the capital improvement or facilities specified in the Capital Improvement Plan. Funds collected in the specific service areas must be spent in the service area collected. Chapter 395 specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles." This resulted in the creation of seven service areas in the City of Celina. There has been slight changes between the boundaries of Service Areas 1 and 3 due to realignments of the Master Thoroughfare Plan.

Roadway Impact Fee Service Areas

The geographic boundaries of the seven impact fee service areas for roadway facilities are shown in Exhibit 1. The roadway service areas cover the entire corporate boundary of the City of Celina.

Service Areas 1, 3, 5, and 6 are located west of SH 289/Preston Road. Service Areas 2, 4 and 7 are located east of SH 289/Preston Road.

Exhibit 1. Roadway Service Areas



Land Use Assumptions Methodology

In conjunction with the 2024 Roadway Impact Fee Study, the City of Celina is also performing concurrent updates to its Water and Wastewater Master Plans and its Water and Wastewater Impact Fees. The 2024-2034 growth projections for the 2024 Roadway Impact Fee Study were obtained from the 2024 Water and Wastewater Impact Fee Study. The following factors were considered in developing the residential and employment projections:

- Character, type, density, location and quantity of existing development;
- Development plan data;
- Probable future developments;
- Location of vacant land;
- Future Land Use; and
- Physical holding capacity of Celina.

The Water and Wastewater Impact Fee land use assumptions consider future population and employment City-wide. The city-wide growth projections were broken out into roadway Service Areas based on the location of the probable future developments and the future land use. The Celina 2040 Comprehensive Plan designates zoning city-wide as mixed-use development based on the character of the area instead of specific uses. Each character district has an anticipated development pattern for residential, basic, service, and retail uses unique to the character of the area. Definitions for these land use categories are provided in the Data Format section of this chapter.

Exhibit 2 shows the character districts designated in the Celina 2040 Comprehensive Plan and the service areas.

Exhibit 2. Character Districts

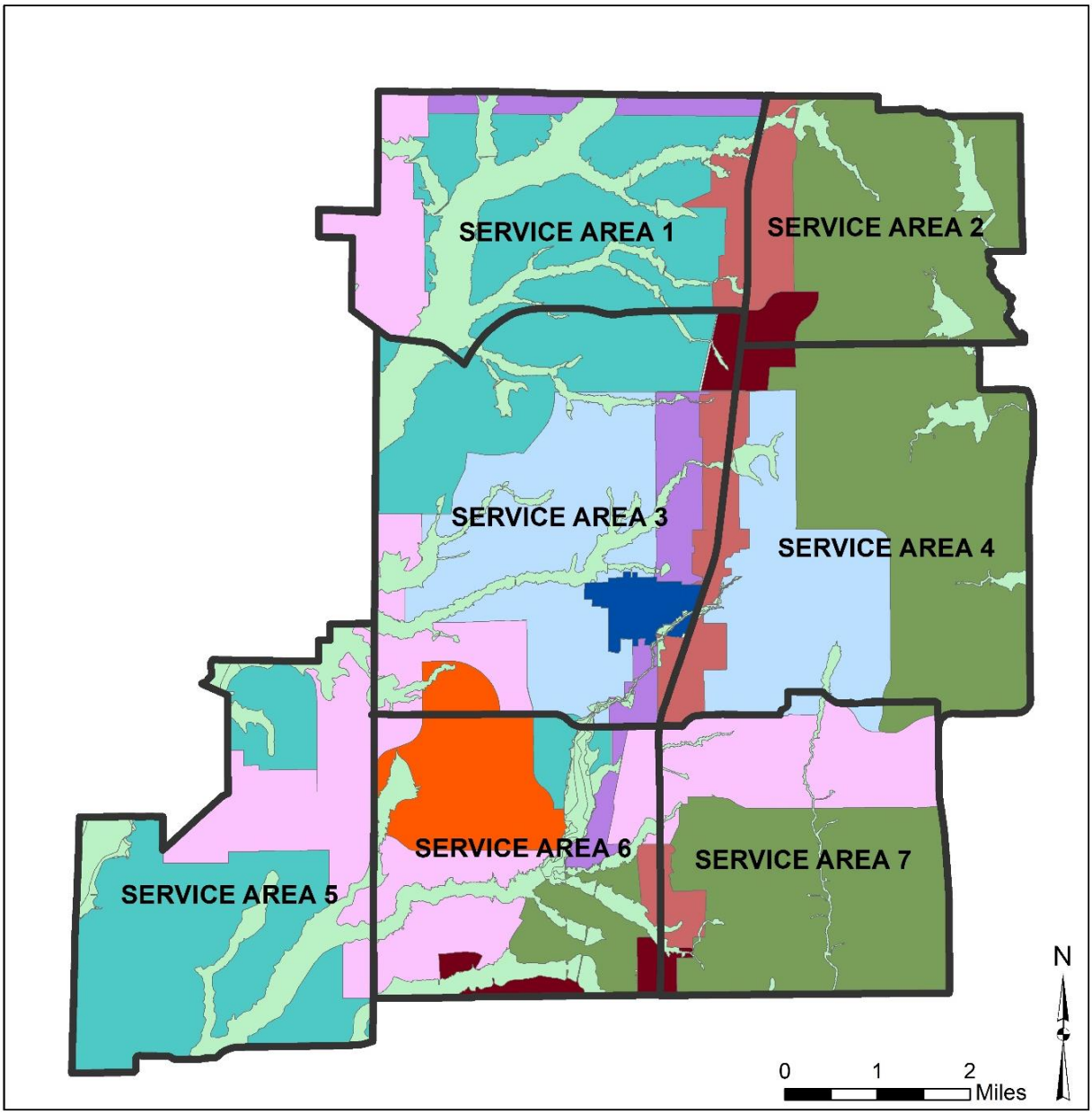


Table 1 shows the total acreage and the 2024-2034 projected growth of Population and Employees within the City limits by Character District. Based on the projections, the City of Celina is projected to add an additional 100,805 residents and 12,493 employees within the City limits by 2034. Additionally, the City annexed approximately 6,096 acres into the City limits since the previous impact fee update in 2021, or about 24% increase in land area.

Table 1. 2024-2034 growth projections by Character District

Character District	Acreage (City Limits)	Population (City Limits)	Employees (City Limits)
Downtown	333	204	150
Connected Core	4,113	14,207	388
Preston Road Corridor	1,856	3,482	2,685
Industry Commerce	1,217	3,946	4,873
Scenic Stewardship	5,930	21,678	196
AgriLife	7,969	32,320	1,004
Regional Mixed-Use 1	1,400	6,458	1,045
Regional Mixed-Use 2	5,841	12,422	1,261
Community Mixed-Use Center	553	6,087	891
Total	29,212	100,805	12,493

Data Format

The population and employment estimates were all compiled in accordance with the following categories and format:

- Units - Number of dwelling units, including residential detached, residential attached, and multi-family
- Population - Number of people based on person per dwelling unit factors
- Employment - Square feet of building area based on three (3) different classifications:
    - Retail - Land use activities which provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the household sector (i.e. grocery stores and restaurants)
    - Service - Land use activities which provide personal and professional services such as government and other professional offices
    - Basic - Land use activities that produce goods and services, including those that are exported outside the local economy (i.e. manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses)

10-Year Growth Summary

Table 2 summarizes the 10-year growth projections within the City Limits by service area. The residential dwelling units were estimated based on the population projections shown in Table 1 and estimated persons per household figures ranging from 2.4 for multi-family households to 3.1 for single family households. The employees were distributed between basic, service, and retail uses based on Character District information available in Celina 2040. Employment square feet were then estimated based on the employment projections presented in Table 1 and estimated square feet per employee figures obtained from the North Central Texas Council of Governments (NCTCOG). Based on these figures, it was assumed that the square feet per employee were 910 for basic, 322 for service, and 381 for retail.

Table 2. Land Use Assumptions Growth Projections (2024-2034)

Service Area	Population Added	Residential Units Added	Employees Added	Employment Square Feet Added			
				Basic	Service	Retail	Total
1	12,031	3,881	24	4,000	2,000	5,000	11,000
2	5,470	1,851	0	0	0	0	0
3	19,719	6,747	4,102	166,000	465,000	943,000	1,574,000
4	9,336	3,170	1,380	251,000	133,000	262,000	646,000
5	17,131	5,891	240	0	31,000	55,000	86,000
6	16,540	6,561	5,926	160,000	844,000	1,193,000	2,197,000
7	20,577	7,017	821	85,000	116,000	139,000	340,000
City-Wide	100,805	35,118	12,493	666,000	1,591,000	2,597,000	4,854,000

Summary

The following is a land use assumptions summary for the City Limits.

- The ten-year (2024 - 2034) residential growth projection is approximately:
  - City Limits = 35,118 Dwelling Units
- The ten-year (2024 - 2034) employment growth projection is approximately:
  - City Limits = 4,854,000 ft^2

B. Capital Improvement Plan

The City has identified the City-funded transportation projects needed to accommodate the projected growth within the City. The Capital Improvement Plan (CIP) for Roadway Impact Fees is made up of the remaining projects needed to complete the City's Master Thoroughfare Plan (MTP).

The CIP includes arterial and collector class roadway facilities as well as intersection improvements and other transportation-related facilities. All the facilities are part of the MTP. The downtown area was excluded from the impact fee study. Further details on the downtown transportation network, see the latest Comprehensive Plan.

The CIP for Roadway Impact Fees for the 2024 Impact Fee Update is listed in Tables 3-9 and mapped in Exhibits 3-9. The table shows the length of each project as well as the facility's MTP classification. The CIP was developed in conjunction with input from City of Celina staff and represents those projects that will be needed to accommodate the growth projected by the 2034 Land Use Assumptions for the Roadway Impact Fee Update. For facilities designated as six-lane divided (P6D), the Roadway Impact Fee CIP assumes that a maximum of four lanes will be built within the ten-year window, with the possibility of expanding to six lanes beyond the ten-year window. In addition, the Downtown area within Service Area 3 was determined by the City to be ineligible for impact fees. For further details on Downtown, please see the Downtown Master Plan.

Table 3. Capital Improvements Plan for Roadway Impact Fees - Service Area 1

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
1-1	P6D	MARILEE RD	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	1.26	50%
1-2	P6D	MARILEE RD	CELINA PKWY TO CASHON CIR	1.14	50%
1-3	P6D	MARILEE RD	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE	0.79	50%
1-4	P6D	MARILEE RD	CASHON CIR TO PRESTON RD	0.57	50%
1-5	C2U	CASHON CIR	MARILEE @ CASHON W TO MARILEE @ CASHON E	1.28	100%
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	50%
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	50%
1-8	P6D	G A MOORE PKWY (FM 455)	RILEY RD TO DALLAS NORTH TOLLWAY	0.32	50%
1-9, 3-2	M4D (1/2)	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	50%
1-10	DNT	DALLAS NORTH TOLLWAY	MARILEE RD TO 1433.2 FT N OF RAZOR DR	1.31	100%
1-11	DNT	DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR TO RAZOR DR	0.28	100%
1-12	DNT	DALLAS NORTH TOLLWAY	RAZOR DR TO GA MOORE PKWY	0.99	100%
1-13	P6D	CELINA PKWY	MARILEE RD TO 2720 FT S OF MARILEE RD	0.52	50%
1-14	P6D	CELINA PKWY	MARILEE RD TO CR 58	0.55	100%
1-15	P6D (1/2)	CELINA PKWY	CR 58 TO ANGEL AVE	0.31	100%
1-16	P6D (1/2)	CELINA PKWY	ANGEL AVE TO STELZER PKWY	0.43	50%
1-17	P6D (1/2)	CELINA PKWY	CR 58 TO STELZER PKWY	0.12	100%
1-18	P6D (1/2)	CELINA PKWY	LEGACY DR TO CR 58	0.47	50%
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	50%
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	50%
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	50%
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	50%
	Int. Improvements		CR 10 & Marilee Road		25%
	Int. Improvements		Oklahoma Dr & Legacy Dr		50%
	Int. Improvements		Legacy Dr & GA Moore Parkway		25%
	Int. Improvements		CR 10 & GA Moore Pkwy		50%
	Int. Improvements		Preston Rd & Marilee Rd		25%
	Int. Improvements		Preston Rd & Stallcup Blvd		50%
	Int. Improvements		Preston Rd & SA2_RD1		50%
	Int. Improvements		Preston Rd & Legacy Dr		25%
	Int. Improvements		Preston Rd & Carl Darnall Pkwy		25%
	Int. Improvements		Marilee Rd & Cashon Cir E		50%
	Int. Improvements		Marilee Rd & Cashon Cir W		50%

Table 4. Capital Improvements Plan for Roadway Impact Fees - Service Area 2

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
2-1	P6D	MARILEE RD	PRESTON RD TO HUFFINES BLVD	0.63	50%
2-2	P6D	MARILEE RD	HUFFINES BLVD TO 1780 FT OF HUFFINES	0.34	50%
2-3	M4D	STALLCUP BLVD	PRESTON RD TO WATERFRONT BLVD	0.45	100%
2-4	M4D	STALLCUP BLVD	WATERFRONT BLVD TO HUFFINES BLVD	0.48	50%
2-5	M4D	STALLCUP BLVD	HUFFINES BLVD TO CUSTER RD (CR 132)	0.52	100%
2-6	C2U	CR 106	PRESTON RD TO COIT RD	0.50	100%
2-7	C2U	CR 106	COIT RD TO CLARK WAY	0.26	100%
2-8	P6D	CARL DARNALL PKWY	COIT RD TO 875 EAST OF COIT RD	0.17	50%
2-9	P6D	CARL DARNALL PKWY	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY	0.09	100%
2-10	C2U	CLARK WAY	STALLCUP BLVD TO CR 106	0.49	50%
2-11	C2U	CLARK WAY	CR 106 TO 925 FT S OF CR 106	0.18	50%
2-12	C2U	CLARK WAY	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY	0.08	100%
2-13	M4D (1/2)	LEGACY DR	2010 FT WEST OF COIT TO COIT RD	0.38	50%
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	50%
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.50	50%
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	50%
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	50%
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	50%
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	50%
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	50%
2-21	C2U	HUFFINES BLVD	MARILEE RD TO STALLCUP BLVD	0.66	100%
2-22	C2U	COIT RD	CARL DARNALL PKWY TO STALLCUP BLVD	0.12	50%
2-23	M4D	COIT RD	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY	0.28	100%
2-24	M4D	COIT RD	1460 FT NORTH OF LEGACY TO LEGACY DR	0.28	100%
2-25, 3-77	P6D	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	50%
	Int. Improvements		Coit Road & Carl Darnall Pkwy		50%
	Int. Improvements		Coit Road & Legacy Dr		25%
	Int. Improvements		Preston Rd & Robinson Dr		25%
	Int. Improvements		GA Moore Pkwy & Celina Pkwy		100%
	Int. Improvements		SA2_Rd1 & SA2_Rd2		25%
	Int. Improvements		Carl Darnall Pkwy & SA2_Rd2		100%
	Int. Improvements		Marilee Rd & SA2_RD2		50%
	Int. Improvements		Stallcup Blvd & SA2_RD2 E		100%
	Int. Improvements		Stallcup Blvd & SA2_RD2 W		100%
	Int. Improvements		Preston Rd & Marilee Rd		25%
	Int. Improvements		Preston Rd & Stallcup Blvd		50%
	Int. Improvements		Preston Rd & SA2_RD1		50%
	Int. Improvements		Preston Rd & Legacy Dr		50%
	Int. Improvements		GA Moore Pkwy & Celina Pkwy		100%
	Int. Improvements		Preston Rd & Carl Darnall Pkwy		50%

Table 5. Capital Improvements Plan for Roadway Impact Fees - Service Area 3

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	50%
1-9, 3-2	M4D	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	50%
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	50%
3-4	P6D (1/2)	G A MOORE PKWY	LEGACY DR TO CELINA PKWY	0.96	50%
3-5	P6D	G A MOORE PKWY	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR	0.77	50%
3-6	P6D	G A MOORE PKWY	LOUISIANA DR TO BNSF RAILROAD	0.48	50%
3-7	M4D (1/2)	O'BRIEN DR	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY	0.78	100%
3-8	M4D	O'BRIEN DR	1125 FT WEST OF LEGACY TO LEGACY DR	0.21	50%
3-9	M4D	O'BRIEN DR	LEGACY DR TO FM 455	0.47	100%
3-10	C2U	O'BRIEN DR	FM 455 TO CELINA PKWY	0.56	100%
3-11	C2U	CR 994	COX LN TO 1280 FT EAST OF COX LN	0.24	100%
3-12	C2U	CR 994	1566 FT E OF COX LN TO 1606 FT E OF COX LN	0.15	50%
3-13	P6D (1/2)	J FRED SMITH PKWY	DALLAS NORTH TOLLWAY TO LEGACY DR	0.83	100%
3-14	P6D	J FRED SMITH PKWY	LEGACY DR TO FM 455	0.68	50%
3-15	P6D	J FRED SMITH PKWY	FM 455 TO 575 FT EAST OF FM 455	0.11	100%
3-16	P6D	J FRED SMITH PKWY	575 FT EAST OF FM 455 TO CELINA PKWY	0.48	100%
3-17	P6D	J FRED SMITH PKWY	CELINA PKWY TO FLORIDA DR	0.50	100%
3-18	P6D	J FRED SMITH PKWY	CR 57 TO 701 FT EAST OF CR 57	0.29	100%
3-19	P6D	J FRED SMITH PKWY	LOUISIANA TO 2084.4 FT W OF LOUISIANA	0.20	100%
3-20	P6D	J FRED SMITH PKWY	OKLAHOMA DR TO 1430 FT W OF PRESTON	0.39	50%
3-21	M4D	WALNUT ST (FM 455)	FM 455 TO FLORIDA	0.91	100%
3-22	C2U	OKLAHOMA DR	MALONE TO PRESTON RD	0.62	100%
3-23	P6D	MOBBERLY RD	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT	0.32	100%
3-24	P6D	MOBBERLY RD	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY	0.67	50%
3-25	M4D	MOBBERLY CONNECTOR	1240 FT WEST OF RANCH RD TO RANCH RD	0.23	100%
3-26	M4D (1/2)	SUNSET BLVD	RANCH RD TO CELINA PKWY	0.61	100%
3-27	M4D (1/2)	SUNSET BLVD	CELINA PKWY TO S UTAH DR	0.45	100%
3-28	M4D	SUNSET BLVD	S UTAH DR TO BNSF RAILWAY	0.39	100%
3-29	M4D	SUNSET BLVD	BNSF RAILWAY TO PRESTON RD	0.40	100%
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	50%
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	50%
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	50%
3-33	P6D	GLENDENNING PKWY	552 FT WEST OF CR 55 TO FM 428	0.16	100%
3-34	P6D	GLENDENNING PKWY	GLENDENNING PKWY TO CR 55	0.37	100%
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	50%
3-36	DNT	DALLAS NORTH TOLLWAY	GA MOORE PKWY TO O'BRIEN DR	1.43	100%
3-37	DNT	DALLAS NORTH TOLLWAY	O'BRIEN DR TO J FRED SMITH PKWY	0.58	100%
3-38	DNT	DALLAS NORTH TOLLWAY	J FRED SMITH PKWY TO MOBBERLY RD	1.16	100%
3-39	DNT	DALLAS NORTH TOLLWAY	COUNTY LINE TO LEGACY DR	0.72	100%
3-40	DNT	DALLAS NORTH TOLLWAY	LEGACY DR TO GLENDENNING PKWY	1.19	100%
3-41	P6D	LEGACY DR (FM 455)	650 FT S OF GA MOORE PKWY TO O'BRIEN DR	0.93	100%
3-42	P6D (1/2)	LEGACY DR	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY	0.40	100%
3-43	P6D	LEGACY DR	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED	0.11	50%
3-44	P6D	LEGACY DR	MOBBERLY RD TO DALLAS NORTH TOLLWAY	0.42	100%
3-45	P6D	LEGACY DR	MOBBERLY RD TO GLENDENNING PKWY	0.58	100%
3-46	M4D	FM 455	O'BRIEN DR TO J FRED SMITH PKWY	0.65	100%
3-47	M4D	FM 455	J FRED SMITH PKWY TO WALNUT ST	0.98	100%
3-48	P6D (1/2)	CELINA PKWY	LEGACY DR TO GA MOORE PKWY	0.58	100%
3-49	P6D	CELINA PKWY	1735 FT S OF G A MOORE TO O'BRIEN DR	0.55	50%
3-50	P6D	CELINA PKWY	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR	0.26	50%
3-51	P6D	CELINA PKWY	CR 57 TO 2125 FT N OF CR 57	0.40	100%
3-52	P6D	CELINA PKWY	CR 57 TO J FRED SMITH PKWY	0.22	100%
3-53	P6D	CELINA PKWY	J FRED SMITH PKWY TO WALNUT ST (FM 455)	0.72	100%
3-54	P6D	FM 428	WALNUT ST (FM 455) TO SUNSET BLVD	0.59	100%
3-55	P6D	FM 428	SUNSET BLVD TO 150 FT N OF CR 55	0.32	100%
3-56	P6D	CELINA PKWY	SUNSET BLVD TO 150 FT N OF FM 428	0.37	100%
3-57	P6D	LEGACY DR	1690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR (BUS 289)	0.32	100%
3-58	C2U	FLORIDA DR	FLORIDA TO J FRED SMITH	0.42	100%
3-59	C2U	FLORIDA DR	300 FT N OF MULBERRY CT TO PECAN ST	0.26	100%
3-60	P6D	LOUISIANA DR (BUS 289)	LEGACY DR TO GA MOORE PKWY	0.87	100%

Table 5 Continued. Capital Improvements Plan for Roadway Impact Fees – Service Area 3

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
3-61	P6D	LOUISIANA DR (BUS 289)	GA MOORE PKWY TO O'BRIEN	0.55	100%
3-62	P6D	LOUISIANA DR (BUS 289)	CR 994 TO O'BRIEN DR	0.50	100%
3-63	P6D	LOUISIANA DR (BUS 289)	CR 994 TO 1045 FT SOUTH OF CR 994	0.20	50%
3-64	P6D	LOUISIANA DR (BUS 289)	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY	0.25	100%
3-65	P6D	LOUISIANA DR (BUS 289)	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR	0.51	100%
3-66	C2U	OKLAHOMA DR (BUS 289)	ASH ST TO SUNSET BLVD	0.40	100%
3-67	M4D	OKLAHOMA DR (BUS 289)	SUNSET BLVD TO PRESTON RD	0.40	100%
3-68	M4D	OKLAHOMA DR (BUS 289)	GLENDENNING PKWY TO OKLAHOMA DR	0.31	100%
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	50%
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.50	50%
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1.00	50%
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	50%
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	50%
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	50%
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	50%
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	50%
2-25, 3-77	P6D (1/3)	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	50%
	Int. Improvements		FM 455 & O'Brien Dr		100%
	Int. Improvements		FM 455 & J Fred Smith Pkwy		100%
	Int. Improvements		Dallas North Tollway & CR 9		25%
	Int. Improvements		Legacy Dr & J Fred Smith Pkwy		50%
	Int. Improvements		Celina Pkwy & O'Brien Dr		25%
	Int. Improvements		Legacy Dr & O'Brien Dr		100%
	Int. Improvements		J Fred Smith Pkwy & Celina Pkwy		50%
	Int. Improvements		Louisiana Dr & CR 994		100%
	Int. Improvements		Louisiana Dr & O'Brien Dr		100%
	Int. Improvements		Louisiana Dr & GA Moore Pkwy		100%
	Int. Improvements		Louisiana Dr & J Fred Smith Pkwy		100%
	Int. Improvements		Dallas North Tollway & Mobberly Rd		50%
	Int. Improvements		Celina Pkwy & Walnut		50%
	Int. Improvements		Celina Pkwy & Sunset Blvd		100%
	Int. Improvements		BUS 289 & Sunset Blvd		100%
	Int. Improvements		BUS 289 & Ash St		100%
	Int. Improvements		Preston Rd & BUS 289		50%
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%
	Int. Improvements		Preston Rd & Ash St		50%
	Int. Improvements		Preston Rd & FM 455		50%
	Int. Improvements		Preston Rd & GA Moore Pkwy		50%
	Int. Improvements		Preston Rd & Massey Dr		100%
	Int. Improvements		Preston Rd & Settlers Ridge Rd		50%
	Int. Improvements		Preston Rd & Lynn Stambaugh Pkwy		50%
	Int. Improvements		Preston Rd & Sunset Blvd		50%
	Int. Improvements		Celina Pkwy & Glendenning Pkwy		50%
	Int. Improvements		Dallas North Tollway & Glendenning Pkwy		50%
	Int. Improvements		Glendenning Pkwy & Huddleston Dr		50%
	Int. Improvements		Glendenning Pkwy & Legacy Dr		50%
	Int. Improvements		Legacy Dr & Dallas North Tollway		100%
	Int. Improvements		Dallas North Tollway & O'Brien Dr		50%
	Int. Improvements		Florida Dr & J Fred Smith		100%
	Int. Improvements		Glendenning Pkwy & Oklahoma Dr		50%
	Int. Improvements		Glendenning Pkwy & McNabb Dr		100%
	Int. Improvements		Oklahoma Dr & Legacy Dr		50%
	Int. Improvements		Legacy Dr & GA Moore Parkway		50%
	Int. Improvements		Mobberly Rd & Legacy Dr		200%
	Int. Improvements		Preston Rd & Massey Dr		50%
	Int. Improvements		Preston Rd & Robinson Dr		50%

Table 6. Capital Improvements Plan for Roadway Impact Fees - Service Area 4

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	50%
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.50	50%
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	50%
4-4	P6D	G A MOORE PKWY	PRESTON RD TO COIT RD	0.32	100%
4-5	P6D	G A MOORE PKWY	1680 FT E OF PRESTON RD TO COIT RD	0.37	100%
4-6	P6D	G A MOORE PKWY	COIT RD TO MCILROY DR	1.30	100%
4-7	P6D	G A MOORE PKWY	MCILROY DR TO 2042.6 FT EAST OF MCILROY	0.39	100%
4-8	P6D	G A MOORE PKWY (CR 128)	CUSTER RD TO PETERMAN PARKWAY	0.34	50%
4-9	P6D	G A MOORE PKWY	CUSTER RD TO PETERMAN PARKWAY	0.06	100%
4-10	P6D	PETERMAN PARKWAY	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170	0.34	50%
4-11	C2U	MASSEY DR (CR 101)	COIT RD TO 927.3 FT EAST OF COIT RD	0.18	50%
4-12	C2U	CR 130	CR 101 TO CUSTER RD	0.65	100%
4-13	C2U	CR 130	CUSTER RD TO 700 FT E OF MCILROY DR	0.22	100%
4-14	C2U	CR 130	720 FT WEST OF CUSTER RD TO MCILROY RD	0.14	50%
4-15	P6D	J FRED SMITH PKWY	PRESTON RD TO 1315 FT EAST OF PRESTON	0.25	100%
4-16	P6D	J FRED SMITH PKWY	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR	0.20	100%
4-17	P6D	J FRED SMITH PKWY	1960 FT WEST OF COIT RD TO COIT RD	0.37	100%
4-18	P6D	J FRED SMITH PKWY	CR 101 TO ROSELAND DR	0.42	100%
4-19	P6D	J FRED SMITH PKWY	ROSELAND DR TO CUSTER RD	0.68	100%
4-20	P6D	J FRED SMITH PKWY	CUSTER RD TO PETERMAN PKWY	0.91	100%
4-21	M4D	LYNN STAMBAUGH PKWY	PRESTON RD TO COIT RD	0.92	100%
4-22	M4D	LYNN STAMBAUGH PKWY	COIT RD TO 721.1 FT WEST OF CR 98	0.40	100%
4-23	M4D	LYNN STAMBAUGH PKWY	FM 455 TO CR 98	0.15	100%
4-24	M4D	LYNN STAMBAUGH PKWY	CR 98 TO ROSELAND PKWY	0.51	50%
4-25	P6D	OUSLEY BLVD	PRESTON RD TO FM 455	0.78	100%
4-26	P6D	OUSLEY BLVD (FM 455)	2250 FT EAST OF COIT RD TO COIT RD	0.43	100%
4-27	M4D	SUNSET BLVD	PRESTON RD TO COIT RD	1.20	100%
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	50%
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	50%
4-30, 7-3	P6D (1/2)	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	50%
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	50%
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	50%
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.50	50%
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1.00	50%
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	50%
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	50%
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	50%
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	50%
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	50%
4-40	M4D	COIT RD	ROBINSON DR TO 750 FT N OF GA MOORE PKWY	0.49	100%
4-41	P6D	COIT RD	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY	0.14	50%
4-42	P6D	COIT RD	GA MOORE PKWY TO MASSEY DR	0.36	100%
4-43	P6D	COIT RD	MASSEY DR TO J FRED SMITH PKWY	1.01	50%
4-44	P6D	COIT RD	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.50	50%
4-45	P6D	COIT RD	LYNN STAMBAUGH PKWY TO OUSLEY BLVD	0.50	100%
4-46	P6D	COIT RD	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY	0.14	50%
4-47	P6D	COIT RD	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD	0.27	50%
4-48	P6D	COIT RD	SUNSET BLVD TO CR 92	0.24	50%
4-49, 7-22	P6D (1/2)	COIT RD	GLENDENNING PKWY TO CR 92	0.29	50%
4-50	C2U	CR 101	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.54	50%
4-51	M4D	ROSELAND PKWY	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.55	100%
4-52	C2U	ROSELAND PKWY	SUNSET BLVD TO 2820 FT N OF SUNSET	0.53	100%
4-53	P6D	CUSTER RD	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR	0.14	50%
4-54	P6D	CUSTER RD	GA MOORE PKWY TO 1960 FT N OF GA MOORE	0.37	100%
4-55	P6D	CUSTER RD	1025 FT SOUTH OF GA MOORE TO CR 130	0.16	100%
4-56	P6D	CUSTER RD	CR 130 TO CUSTER RD	0.55	100%
4-57	C2U	MCILROY RD	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	0.24	50%
4-58	C2U	MCILROY RD	1150 FT S OF GA MOORE TO CR 130	0.17	50%
4-59	P6D	CUSTER RD	CHURCH ST TO J FRED SMITH PKWY	0.30	100%
4-60	P6D	CUSTER RD	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH	0.23	100%
4-61	P6D	PETERMAN PARKWAY	2676.7 FT N OF J FRED TO J FRED SMITH PKWY	0.51	50%
4-62	C2U	MASSEY DR	PRESTON RD TO COIT RD	0.83	100%

Table 6 Continued. Capital Improvements Plan for Roadway Impact Fees – Service Area 4

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
	Int. Improvements		Coit Road & Robinson Dr		50%
	Int. Improvements		Coit Rd & GA Moore Pkwy		100%
	Int. Improvements		Coit Rd & Massey Dr		75%
	Int. Improvements		GA Moore Pkwy & McIlroy Dr		100%
	Int. Improvements		Coit Rd & J Fred Smith Pkwy		50%
	Int. Improvements		J Fred Smith Pkwy & McIlroy Rd-Roseland Pkwy		75%
	Int. Improvements		Custer Rd & J Fred Smith Pkwy		25%
	Int. Improvements		J Fred Smith Pkwy & Peterman Parkway		25%
	Int. Improvements		Coit Rd & Lynn Stambaugh Pkwy		25%
	Int. Improvements		Lynn Stambaugh Pkwy & Roseland Pkwy		25%
	Int. Improvements		Coit Rd & Ousley Blvd		25%
	Int. Improvements		Sunset Blvd & Roseland Pkwy		50%
	Int. Improvements		Sunset Blvd & Coit Rd		75%
	Int. Improvements		Custer Rd & Sunset Blvd		25%
	Int. Improvements		Coit Rd & SA4_Rd1		50%
	Int. Improvements		SA4_Rd1 & McIlroy Dr		75%
	Int. Improvements		SA4_Rd1 & Custer Rd		25%
	Int. Improvements		J Fred Smith Pkwy & Custer Rd		100%
	Int. Improvements		J Fred Smith Pkwy & SA4_Rd3		50%
	Int. Improvements		Lynn Stambaugh Pkwy & Coit Rd		25%
	Int. Improvements		Preston Rd & BUS 289		50%
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%
	Int. Improvements		Preston Rd & Ash St		50%
	Int. Improvements		Preston Rd & FM 455		50%
	Int. Improvements		Preston Rd & GA Moore Pkwy		50%
	Int. Improvements		Preston Rd & Settlers Ridge Rd		50%
	Int. Improvements		Preston Rd & Lynn Stambaugh Pkwy		50%
	Int. Improvements		Preston Rd & Sunset Blvd		50%
	Int. Improvements		GA Moore Pkwy & Custer Rd		25%
	Int. Improvements		Preston Rd & Massey Dr		50%
	Int. Improvements		Preston Rd & Robinson Dr		25%

Table 7. Capital Improvements Plan for Roadway Impact Fees - Service Area 5

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
5-1	P6D	MOBBERLY RD	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY	0.48	50%
5-2	P6D	GLENDENNING PKWY	SMILEY RD TO 2610 FT EAST OF SMILEY	0.49	100%
5-3	P6D	GLENDENNING PKWY	1965 FT WEST OF MCNABB DR TO MCNABB DR	0.48	50%
5-4	P6D	GLENDENNING PKWY	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB	0.12	100%
5-5	P6D	GLENDENNING PKWY	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE	0.15	50%
5-6	P6D	GLENDENNING PKWY	1240 FT W OF CNTY LINE TO COUNTY LINE	0.23	100%
5-7	P6D	PUNK CARTER PKWY (FM 428)	MAYER PKWY TO BOTHWELL BLVD	0.55	50%
5-8	P6D	PUNK CARTER PKWY	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV	0.57	100%
5-9	P6D	PUNK CARTER PKWY	3850 FT E OF BOTHWELL BLV TO SMILEY RD	0.38	50%
5-10	C2U	CAREY RD	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV	0.53	100%
5-11	C2U	CAREY RD	BOTHWELL BLVD TO SMILEY RD	0.38	50%
5-12	C2U	CAREY RD	SMILEY RD TO 945 FT WEST OF MCNABB	0.32	50%
5-13	C2U	CAREY RD	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR	0.40	50%
5-14	C2U	CAREY RD	1865 FT WEST OF LEGACY TO LEGACY DR	0.35	100%
5-15	M4D (1/2)	CRUTCHFIELD DR	665 FT W OF BOTHWELL TO BOTHWELL BLVD	0.13	50%
5-16	P6D (1/2)	FRONTIER PKWY / PARVIN RD	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL	0.68	50%
5-17	P6D	FRONTIER PKWY	SMILEY RD TO 3150 FT W OF SMILEY RD	0.59	50%
5-18	P6D	FRONTIER PKWY	500 FT S OF WILD TULIP DR TO LEGACY DR	0.52	100%
5-19	P6D	FRONTIER PKWY	LEGACY DR TO 500 FT S OF WILD TULIP DR	0.56	100%
5-20	P6D	MAYER PKWY (FM 1385)	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY	1.11	50%
5-21	P6D	MAYER PKWY (FM 1385)	3325 FT N OF FRONTIER TO FRONTIER PKWY	0.63	50%
5-22	M4D	BOTHWELL BLVD (FM 428)	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG	0.20	50%
5-23	M4D	BOTHWELL BLVD (FM 428)	PUNK CARTER TO SMILEY RD	0.33	100%
5-24	P6D	SMILEY RD	CELINA RD TO OUTER LOOP EXTENSION	1.01	50%
5-25	P6D	SMILEY RD	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN	0.17	50%
5-26	P6D	SMILEY RD	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY	0.25	50%
5-27	P6D	SMILEY RD	CAREY RD TO 1335 FT SOUTH OF CAREY	0.25	100%
5-28	P6D	SMILEY RD	MERRITT WAY TO 325 FT N OF MERRITT WAY	0.06	100%
5-29	P6D	SMILEY RD	1990 FT N OF FRONTIER TO FRONTIER PKWY	0.39	50%
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	50%
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	50%
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	50%
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	50%
5-34, 6-25	P6D	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	50%
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	50%
5-36	P6D	LEGACY DR	FRONTIER PKWY TO OLD PARVIN RD	0.46	50%
5-37	P6D	FRONTIER PKWY	1475 FT W OF GOOD HOPE TO GOOD HOPE	0.28	50%
5-38	C2U	McNABB DR	MOBBERLY RD TO GLENDENNING PKWY	0.82	100%
	Int. Improvements		Frontier Pkwy & Legacy Dr		25%
	Int. Improvements		Legacy Dr & Clear Creek Pkwy		50%
	Int. Improvements		Legacy Dr & Carey Rd		50%
	Int. Improvements		Collin County Outer Loop & Legacy Dr		25%
	Int. Improvements		Frontier Pkwy & Smiley Rd		25%
	Int. Improvements		Parvin Rd & Bothwell Blvd		50%
	Int. Improvements		Mayer Pkwy & Crutchfield Dr		50%
	Int. Improvements		Smiley Rd & Carey Rd		50%
	Int. Improvements		Punk Carter Pkwy & Mayer Pkwy		25%
	Int. Improvements		Outer Loop Extension & Smiley Rd		25%
	Int. Improvements		Mobberly Rd & McNabb Dr		25%
	Int. Improvements		Smiley Rd & Celina Rd		25%
	Int. Improvements		Punk Carter Pkwy & Mayer Pkwy		25%
	Int. Improvements		Dallas North Tollway & Mobberly Rd		25%

Table 8. Capital Improvements Plan for Roadway Impact Fees - Service Area 6

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	50%
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	50%
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	50%
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	50%
6-5	P6D (1/3)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.43	100%
6-6	P6D (1/2)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.46	100%
6-7	P6D (1/2)	PUNK CARTER PKWY	HUDDLESTON DR TO DALLAS NORTH TOLLWAY	0.59	100%
6-8	P6D (1/3)	PUNK CARTER PKWY	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT	0.15	100%
6-9	P6D (1/3)	PUNK CARTER PKWY	800 FT EAST OF DNT TO LIGHT FARMS WAY	0.31	50%
6-10	C2U	CAREY RD	LEGACY DR TO 2050 FT E OF LEGACY DR	0.39	100%
6-11	C2U	CAREY RD	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY	0.82	100%
6-12	M4D	DOE BRANCH BLVD	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK	0.22	100%
6-13	M4D	DOE BRANCH BLVD	3775 FT W OF DNT TO DNT	0.71	100%
6-14	M4D	CLEAR CREEK PKWY	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	0.48	100%
6-15	P6D	FRONTIER PKWY	LEGACY DR TO DALLAS NORTH TOLLWAY	1.08	50%
6-16	P6D (1/3)	FRONTIER PKWY	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR	0.22	50%
6-17	P6D (1/3)	FRONTIER PKWY	BRIDGEWATER DR TO PRAIRIE CROSSING	0.32	50%
6-18	P6D (1/3)	FRONTIER PKWY	PRAIRIE CROSSING TO BNSF	0.15	50%
6-19	P6D (1/3)	FRONTIER PKWY	WORTHINGTON WAY TO PRESTON RD	0.51	50%
6-20	P6D	LEGACY DR	GLENDENNING PKWY TO OUTER LOOP	0.98	100%
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	50%
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	50%
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	50%
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	50%
5-34, 6-25	P6D (1/2)	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	50%
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	50%
6-27	M4D	HUDDLESTON DR	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING	0.38	50%
6-28	M4D (1/2)	HUDDLESTON DR	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING	0.38	50%
6-29	M4D	HUDDLESTON DR	PUNK CARTER PKWY TO CAREY RD	0.33	100%
6-30	P6D	CELINA PKWY	790 FT N OF GREENWAY TO 170 FT S OF ALAN	0.32	100%
6-31	P6D	CELINA PKWY	ALAN DR TO OUTER LOOP	0.53	100%
6-32, 7-23	P6D (1/3)	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	50%
6-33, 7-26	P6D (1/3)	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	50%
6-34, 7-24	P6D (1/3)	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	50%
6-35, 7-25	P6D (1/3)	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.90	50%
6-36	P6D	PUNK CARTER PKWY	775 FT E OF LIGHT FARMS TO PRESTON RD	1.04	100%

Table 8 Continued. Capital Improvements Plan for Roadway Impact Fees - Service Area 6

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
	Int. Improvements		Preston Rd & Collin County Outer Loop		50%
	Int. Improvements		Preston Rd & Punk Carter Pkwy		50%
	Int. Improvements		Preston Rd & Ownsby Pkwy		50%
	Int. Improvements		Preston Rd & John Cambell		50%
	Int. Improvements		Preston Rd & Frontier Pkwy		25%
	Int. Improvements		Collin County Outer Loop & Celina Pkwy		100%
	Int. Improvements		Punk Carter Pkwy & Light Farms Way		25%
	Int. Improvements		Frontier Pkwy & Worthington Way		50%
	Int. Improvements		Dallas North Tollway & Light Farms Way		100%
	Int. Improvements		Dallas North Tollway & Frontier Pkwy		50%
	Int. Improvements		Dallas North Tollway & Punk Carter Pkwy		100%
	Int. Improvements		Dallas North Tollway & Clear Creek Pkwy		100%
	Int. Improvements		Punk Carter Pkwy & Huddleston Dr		100%
	Int. Improvements		Frontier Pkwy & Doe Branch Blvd		50%
	Int. Improvements		Legacy Dr & Punk Carter Pkwy		50%
	Int. Improvements		Punk Carter Pkwy & Huddleston Dr		100%
	Int. Improvements		Collin County Outer Loop & Dallas North Tollway		100%
	Int. Improvements		Carey Rd & Huddleston Dr		100%
	Int. Improvements		Celina Pkwy & Glendenning Pkwy		50%
	Int. Improvements		Dallas North Tollway & Glendenning Pkwy		50%
	Int. Improvements		Glendenning Pkwy & Huddleston Dr		50%
	Int. Improvements		Glendenning Pkwy & Legacy Dr		50%
	Int. Improvements		Frontier Pkwy & Legacy Dr		25%
	Int. Improvements		Legacy Dr & Clear Creek Pkwy		50%
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%
	Int. Improvements		Collin County Outer Loop & Legacy Dr		50%
	Int. Improvements		Glendenning Pkwy & Oklahoma Dr		50%
	Prior ROW Dedication - Various Developments		Dallas North Tollway ROW		100%

Table 9. Capital Improvements Plan for Roadway Impact Fees - Service Area 7

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	50%
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	50%
4-30, 7-3	P6D	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	50%
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	50%
7-5	P6D	CHOATE PKWY	2020 FT N OF OUTER LOOP TO OUTER LOOP	0.38	100%
7-6	P6D (1/3)	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.39	100%
7-7	P6D	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.48	100%
7-8	P6D	CHOATE PKWY	COIT RD TO 960 FT EAST OF COIT RD	0.18	100%
7-9	P6D	CHOATE PKWY	575 FT W OF WILSON CRK TO WILSON CRK	0.11	100%
7-10	P6D	CHOATE PKWY	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK	0.24	50%
7-11	P6D	CHOATE PKWY	1800 FT W OF ROSELAND TO ROSELAND PKWY	0.34	100%
7-12	P6D	CHOATE PKWY	ROSELAND PKWY TO CUSTER RD	0.50	100%
7-13	P6D (1/3)	OWNSBY PKWY	PRESTON RD TO CR 83	1.00	100%
7-14	P6D (1/3)	OWNSBY PKWY	CR 83 TO COIT RD	0.27	100%
7-15	P6D	OWNSBY PKWY	WELLS WAY TO 2207.8 FT W OF ROSELAND	0.61	100%
7-16	P6D (1/3)	OWNSBY PKWY	2215 FT W OF ROSELAND TO ROSELAND PKWY	0.42	100%
7-17	P6D (1/3)	OWNSBY PKWY	ROSELAND PKWY TO CUSTER RD	0.54	100%
7-18	P6D	FRONTIER PKWY (FM 1461)	PRESTON RD TO COIT RD	0.98	50%
7-19	P6D	FRONTIER PKWY (FM 1461)	COIT RD TO WELLS WAY	0.63	50%
7-20	P6D	FRONTIER PKWY (FM 1461)	WELLS WAY TO WATERVIEW TRL	0.67	50%
7-21	P6D	FRONTIER PKWY (FM 1461)	WATERVIEW TRL TO CUSTER RD	0.84	50%
4-49, 7-22	P6D	COIT RD	GLENDENNING PKWY TO CR 92	0.29	50%
6-32, 7-23	P6D	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	50%
6-34, 7-24	P6D	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	50%
6-35, 7-25	P6D	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.90	50%
6-33, 7-26	P6D	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	50%
7-27	P6D (1/2)	COIT RD	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING	0.22	100%
7-28	P6D	COIT RD	1140 FT S OF GLENDENNING TO OUTER LOOP	0.47	50%
7-29	P6D	COIT RD	OUTER LOOP TO CHOATE PKWY	0.32	50%
7-30	P6D (1/2)	COIT RD	CHOATE PKWY TO 1787.9 FT S OF CHOATE	0.34	100%
7-31	P6D	COIT RD	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER	0.40	100%
7-32	P6D	COIT RD	490 FT N OF OWNSBY PKWY TO CR 84	0.28	50%
7-33	P6D (1/3)	COIT RD	CR 84 TO 2147 FT N OF FRONTIER	0.77	100%
7-34	P6D (1/2)	COIT RD	1585 FT N OF FRONTIER TO FRONTIER PKWY	0.30	100%
7-35	C2U	WELLS WAY	OWNSBY PKWY TO WELLS WAY	0.17	50%
7-36	C2U	ROSELAND PKWY	CHOATE PKWY TO NATIVE DANCER CT	0.49	100%
7-37	P6D	CUSTER RD (FM 2478)	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP	0.66	50%
7-38	P6D	CUSTER RD (FM 2478)	747.5 FT S OF SUNSET BLVD TO OUTER LOOP	0.48	50%
7-39	P6D	CUSTER RD (FM 2478)	CHOATE PKWY TO OWNSBY PKWY	1.00	50%
7-40	P6D	CUSTER RD (FM 2478)	FRONTIER PKWY TO OWNSBY PKWY	1.01	50%

Table 9 Continued. Capital Improvements Plan for Roadway Impact Fees - Service Area 7

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
	Int. Improvements		Coit Rd & Glendenning Pkwy		25%
	Int. Improvements		Collin County Outer Loop & Roseland Pkwy		50%
	Int. Improvements		Coit Rd & Choate Pkwy		75%
	Int. Improvements		Custer Rd & Ownsby Pkwy		50%
	Int. Improvements		Frontier Pkwy & Custer Rd		25%
	Int. Improvements		Coit Rd & Punk Carter Pkwy		100%
	Int. Improvements		Frontier Pkwy & Wells Rd		50%
	Int. Improvements		Frontier Pkwy & Coit Rd		50%
	Int. Improvements		Ownsby Pkwy & Wells Way		50%
	Int. Improvements		Coit Rd & Ownsby Pkwy		50%
	Int. Improvements		Choate Pkwy & Custer Rd		50%
	Int. Improvements		Choate Pkwy & Roseland Pkwy		50%
	Int. Improvements		Collin County Outer Loop & Custer Road		25%
	Int. Improvements		Sunset Blvd & Roseland Pkwy		50%
	Int. Improvements		Custer Rd & Sunset Blvd		25%
	Int. Improvements		Preston Rd & Collin County Outer Loop		50%
	Int. Improvements		Preston Rd & Punk Carter Pkwy		50%
	Int. Improvements		Preston Rd & Ownsby Pkwy		50%
	Int. Improvements		Preston Rd & John Cambell		50%
	Int. Improvements		Preston Rd & Frontier Pkwy		25%

Roadway Impact Fee - Service Area 1

Source: Kimley-Horn, 2024

Kimley»Horn
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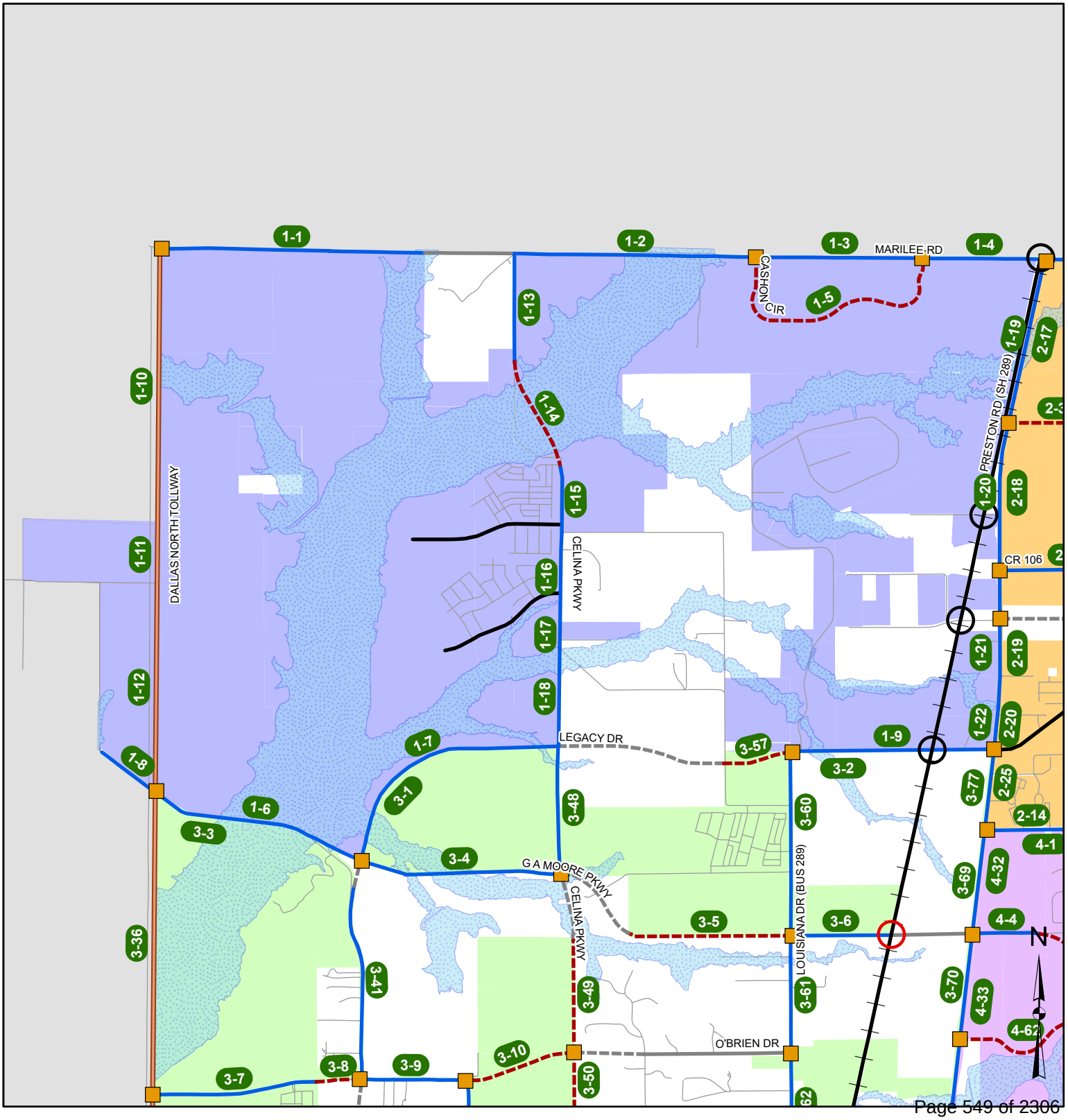
Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 2

Source: Kimley-Horn, 2024

Kimley»Horn
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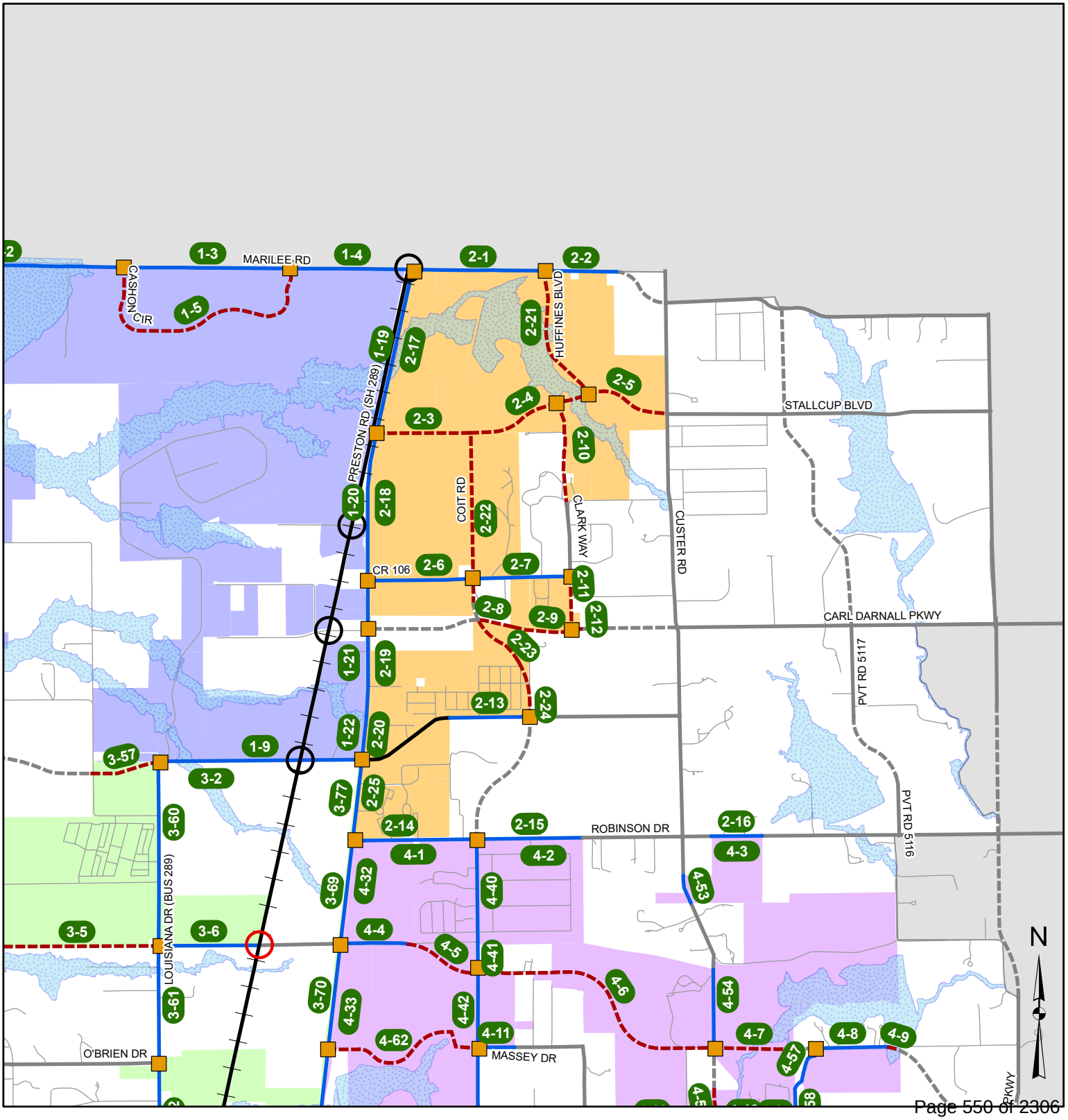
Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 3

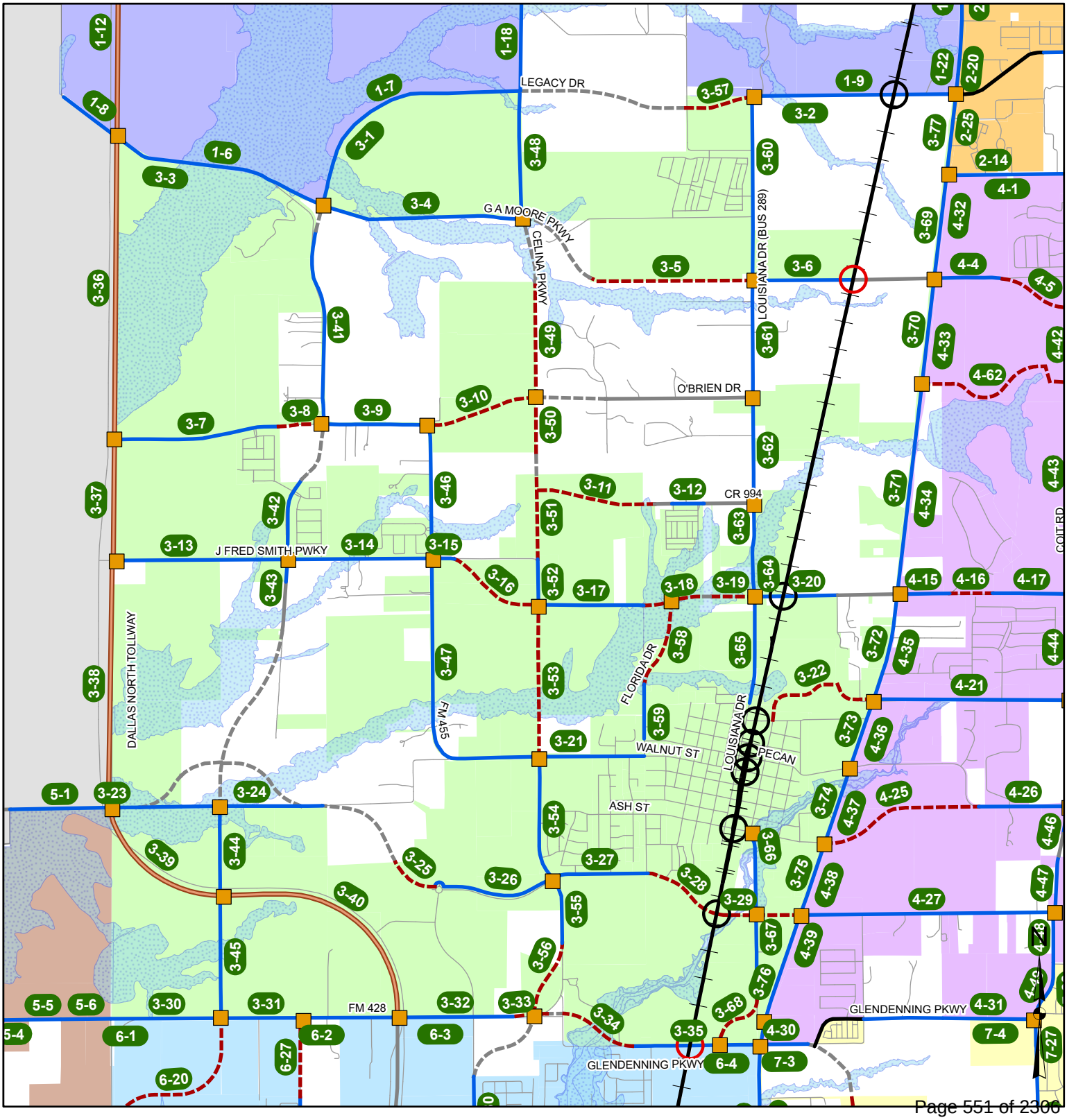
Source: Kimley-Horn, 2024

Kimley»Horn
Expect More. Experience Better.

Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 4

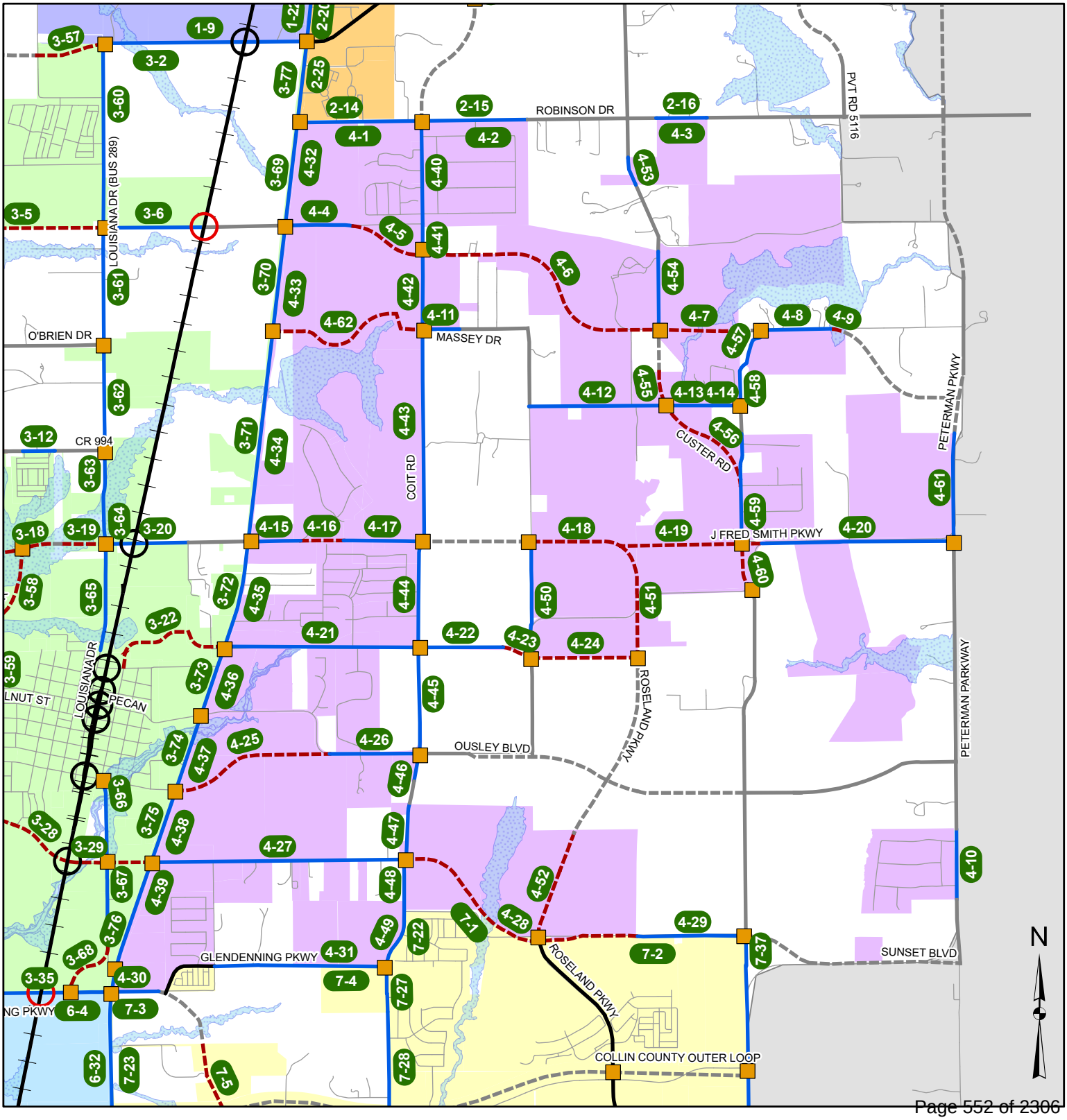
Source: Kimley-Horn, 2024

Kimley»Horn
Expect More. Experience Better.

Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 5

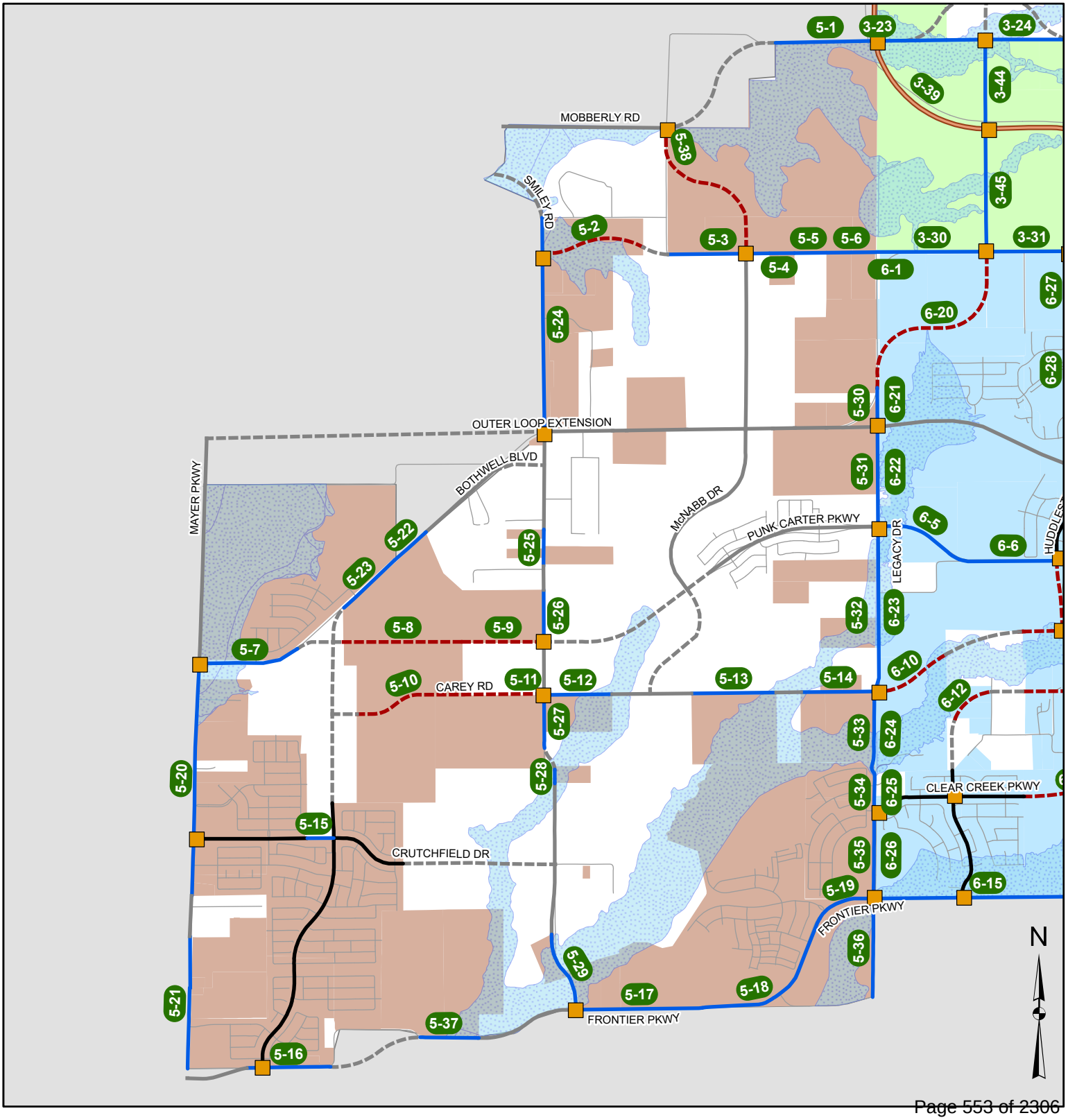
Source: Kimley-Horn, 2024

Kimley»Horn
Expect More. Experience Better.

Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 6

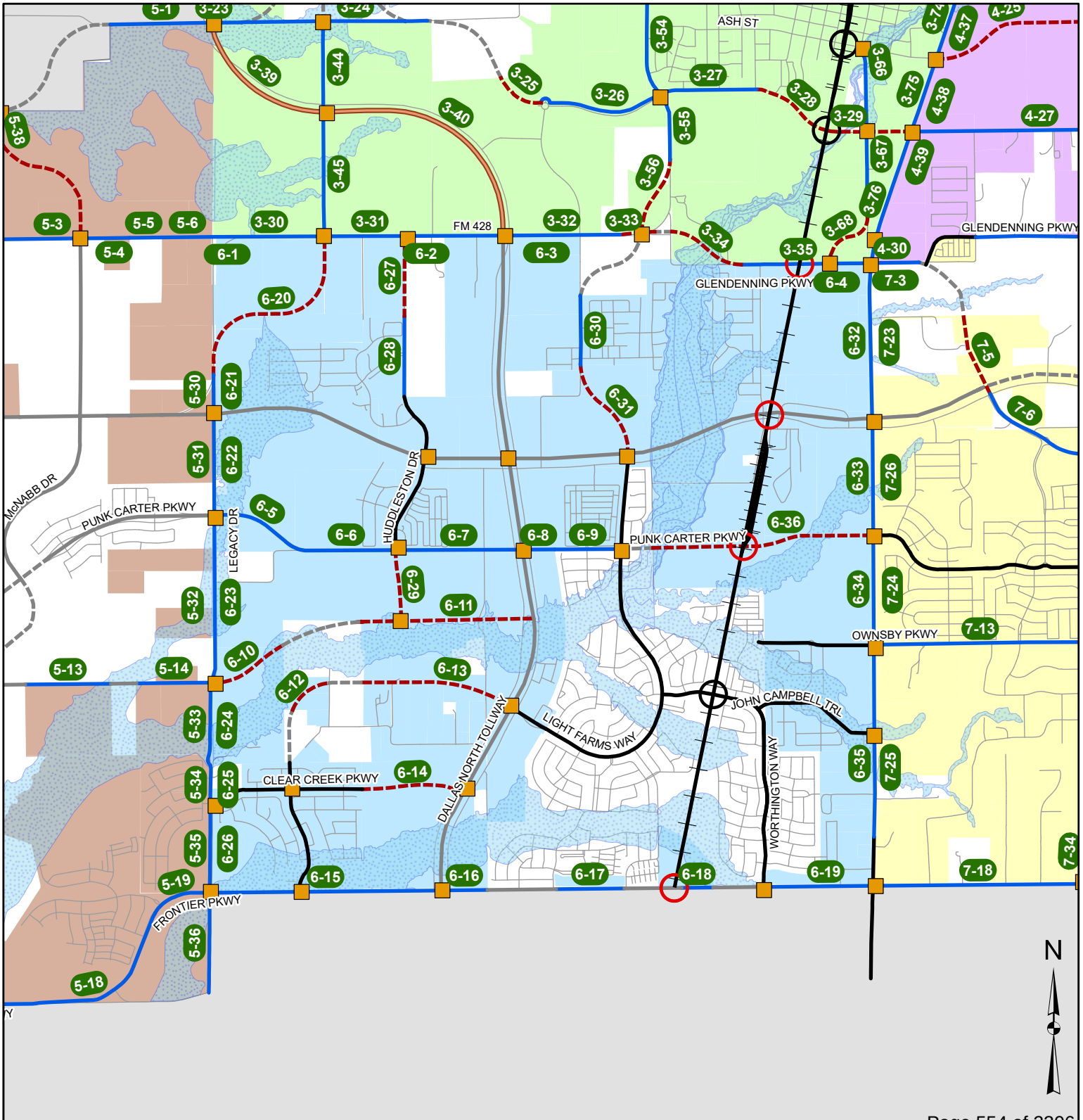
Source: Kimley-Horn, 2024

Kimley»Horn
Expect More. Experience Better.

Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 7

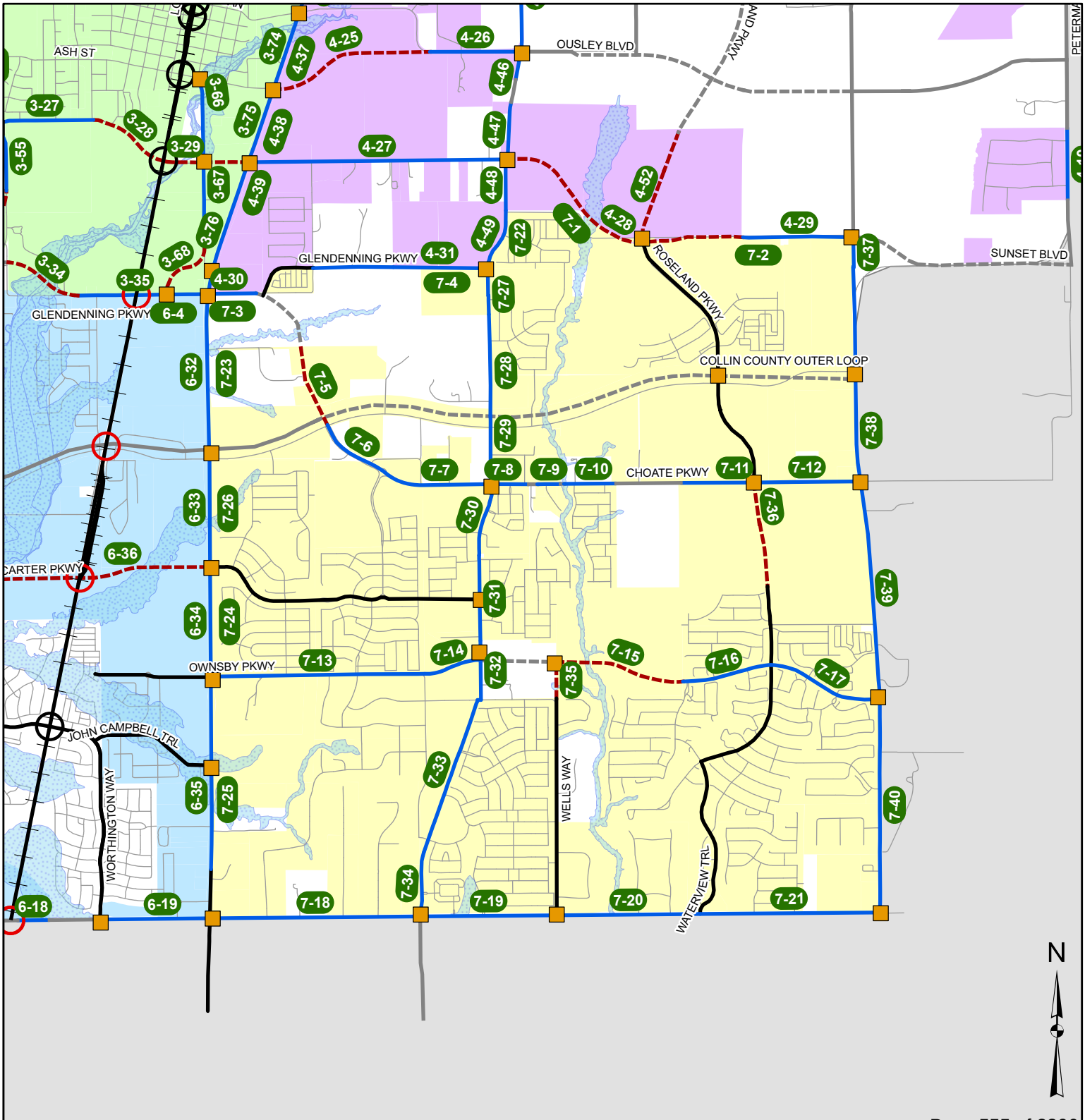
Source: Kimley-Horn, 2024

Kimley»Horn
Expect More. Experience Better.

Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



4. METHODOLOGY FOR ROADWAY IMPACT FEES

A. SERVICE AREAS

The service areas used in the 2024 Roadway Impact Fee Update are shown in the previously referenced Exhibit 1. These service areas cover the entire corporate boundary of the City of Celina. Chapter 395 of the Texas Local Government Code specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. This resulted in the creation of seven service areas in the City of Celina.

B. SERVICE UNITS

The "service unit" is a measure of consumption or use of the roadway facilities by new development. In other words, it is the measure of supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. On the supply side, this is a lane-mile of a thoroughfare street. On the demand side, this is a vehicle-trip of one-mile in length. The application of this unit as an estimate of either supply or demand is based on travel during the afternoon peak hour of traffic. This time period is commonly used as the basis for transportation planning and the estimation of trips created by new development.

Another aspect of the service unit is the service volume that is provided (supplied) by a lane-mile of roadway facility. This number, also referred to as capacity, is a function of the facility type, facility configuration, number of lanes, and level of service. Below is the definition for vehicle-mile.

Vehicle-Mile: The capacity consumed in a single lane in the PM peak hour by a vehicle making a trip one mile in length.

Total Vehicle-Miles of Supply: Based on the total length (miles), number of lanes, and capacity (vehicles per hour) provided by the Celina Master Thoroughfare Plan.

Total Vehicle-Miles of Demand: Based on the 10-year growth projections. The demand is equal to PM Trip Rate (trips) * Trip Length (miles).

The hourly service volumes used in the Roadway Impact Fee Update are based upon Thoroughfare Capacity Criteria published by NCTCOG and applied to the City of Celina. Table 10 shows the service volumes as a function of the proposed facility type and Table 11 shows the service volumes as a function of the existing facility type.

Table 10. Level of Use for Proposed Facilities
(used in Appendix B – CIP Units of Supply)

Proposed Roadway Type (MTP Classifications)	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
P6D – Primary Arterial	Divided	750
M4D – Minor Arterial	Divided	650
C2U – Collector	Undivided	475

Table 11. Level of Use for Existing Facilities
(used in Appendix C – Existing Facilities Inventory)

Existing Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
1W	One-Way Section	525
2UD-G	Rural Cross-Section (i.e. gravel, dirt, etc.)	150
2UD	Two lanes undivided	475
2D	Two lanes undivided with curb and gutter	525
4D	Four lanes divided	650
XX	New Roadway – not yet built	-

C. Cost of the CIP

The costs that may be included in the cost per service unit are all of the implementation costs for the Roadway Impact Fee Update, as well as project costs for arterial system elements

within the Capital Improvement Plan. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "…including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the Capital Improvement Plan who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the CIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The costs for location-specific items such as bridges, highway ramps, drainage structures, and any other special components are added to each project as appropriate. In addition, projects by the State and Collin County in which the City plans to contribute a portion of the total project cost have been included in the CIP as lump sum costs. The following is a detailed description of the costing worksheet/methodology for the Roadway Impact Fee CIP.

1) Overview of Roadway Impact Fee CIP Costing Worksheets

For each project a specific costing worksheet was developed (see Appendix A). Each worksheet contained the following four main components:

- Project Information,
- Construction Pay Items,
- Construction Component Allowances and
- Summary of Costs and Allowances

An example costing sheet showing these four components is provided below:

Project Information

Construction Pay Items

Construction Component Allowances

Summary of Costs and Allowances

City of Celina
2024 Roadway Impact Fee
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 9/24/2024

Project Information:	Description:	Project No. 1-1
Name:	MARILEE RD	This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.
Limits:	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	
Impact Fee Class:	P6D	
Existing Lanes:	2UD	
Length (lf):	6,665	
Service Area(s):	1	

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	20,736	cy	$ 15.00	$ 311,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	41,471	sy	$ 15.00	$ 622,067
304	10" Concrete Pavement w/ 6" Curb	37,028	sy	$ 90.00	$ 3,332,500
404	4" Topsoil	27,401	sy	$ 5.00	$ 137,003
504	5" Concrete Sidewalk	133,300	sf	$ 7.00	$ 933,100
604	Moisture Conditioning	41,471	sy	$ 15.00	$ 622,067
704	Street Lighting	6,665	lf	$ 160.00	$ 1,066,400
				Paving Construction Cost Subtotal:	**$ 7,024,169**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 561,934
√	Traffic Control	Construction Phase Traffic Control	3%	$ 210,725
√	Pavement Markings/Signs		4%	$ 280,967
√	Roadway Drainage	Standard Internal System	25%	$ 1,756,042
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,381,190	$ 2,381,190
√	Water	Minor Adjustments	5%	$ 351,208
√	Sewer	Minor Adjustments	2%	$ 140,483
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 421,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,104,000**

Paving and Allowance Subtotal:		**$ 13,128,169**
Construction Contingency:	15%	$ 1,969,225
Annual Inflation (5 Years):	4%	$ 3,270,894
Construction Cost TOTAL:		**$ 18,369,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 18,369,000**
Engineering/Survey/Testing:		18%	$ 3,306,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,836,900
		Impact Fee Project Cost TOTAL:	**$ 23,512,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

2) Project Information

In order to correctly estimate the cost of a roadway project, several attributes are first identified:

- Project Number – Identifies each project with a corresponding number. The corresponding number does not represent any prioritizations and is used only to identify projects
- Name – A unique identifier for each project
- Limits – Represents the beginning and ending location for each project
- Impact Fee Class – The costing class to be used in the analysis. The impact fee class provides the width for the various elements in the roadway. The construction costs are variable, based on the proposed Thoroughfare Plan classification of the roadway.
    - Partial Road Projects – Various roadways in the City have been partially constructed to their ultimate lane configuration and require only a partial construction to be completed.
        - (1/2) – Two of the ultimate four lanes are to be constructed, two lanes are currently built
        - (1/3) – Two of the ultimate six lanes are to be constructed, four lanes are currently built
- Existing Lanes – The existing lane configuration of the project. See Table 12 for abbreviation definitions.
- Length (ft) – The distance measured in feet that is used to cost out the project
- Service Area(s) – Represents the service area(s) where the project is located
- Description – Used to describe the project type assumed in the costing such as a widening or reconstruction

3) Construction Pay items

A typical roadway project consists of several costs, including the following: planning, survey, design engineering, permitting, right-of way acquisition, construction and inspection. While the construction cost component of a project may contain approximately 100 various pay items, a simplified approach was used for developing the conceptual level project costs. Each new project's construction cost was divided into three cost components: roadway construction

cost, major construction component allowances, and summary of cost and allowances. The roadway construction components consist of the following pay items:

- Street excavation,
- Lime stabilization,
- Concrete pavement,
- Topsoil,
- Sidewalks,
- Moisture Conditioning, and
- Street Lighting.

4) Summary of Cost and Allowances

To determine the total Impact Fee Project Cost, 18% of the construction cost total is added for engineering, surveying, and testing. Another 20% of the construction cost total is added for ROW/easement acquisition for new projects. This percentage is reduced to 10% where the roadway already exists.

5) Construction Component Allowances

A percentage of the paving construction cost is allotted for various major construction component allowances, as appropriate. These allowances include traffic control, pavement markings and signage, roadway drainage, minor water and sewer adjustments, landscaping and irrigation. These allowance percentages are also based on historical data.

In addition, lump sum dollar allowances are provided for special drainage structures, and railroad crossings. The paving and allowance subtotal is given a 15% contingency. An additional 8% of the construction cost total is added for preparation of right-of-way (ROW).

Tables 12-18 comprise the CIP project list for the City of Celina with conceptual level project cost projections. Detailed cost projections and methodology used for each individual project have been provided to the City. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are potentially recoverable through impact fees. Actual costs of construction are likely to change with time and are dependent on market and economic conditions that cannot be precisely

predicted at this time. For projects which border the ETJ or another service area, only a percentage of that cost is assumed to be attributable to that service area. These percentages are shown in the "% in Service Area" column of Tables 12-18. The resulting "Cost in Service Area" column shows the cost attributable to the service area.

This CIP created for the City of Celina introduces a list of projects for which an impact fee funding program can be established. This is different from a City's construction CIP, which provides a broad list of capital projects for which the City is committed to building. The cost projections utilized in this study should not be utilized for the City's building program or construction CIP.

Table 12. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 1

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
1-1	P6D	MARILEE RD	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	1.26	50%	$ 23,512,000	$ 11,756,000
1-2	P6D	MARILEE RD	CELINA PKWY TO CASHON CIR	1.14	50%	$ 51,205,000	$ 25,602,500
1-3	P6D	MARILEE RD	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE	0.79	50%	$ 12,115,000	$ 6,057,500
1-4	P6D	MARILEE RD	CASHON CIR TO PRESTON RD	0.57	50%	$ 10,915,000	$ 5,457,500
1-5	C2U	CASHON CIR	MARILEE @ CASHON W TO MARILEE @ CASHON E	1.28	100%	$ 15,902,000	$ 15,902,000
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	50%	$ 19,734,500	$ 9,867,250
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	50%	$ 16,017,000	$ 8,008,500
1-8	P6D	G A MOORE PKWY (FM 455)	RILEY RD TO DALLAS NORTH TOLLWAY	0.32	50%	$ 2,418,500	$ 1,209,250
1-9, 3-2	M4D (1/2)	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	50%	$ 6,696,500	$ 3,348,250
1-10	DNT	DALLAS NORTH TOLLWAY	MARILEE RD TO 1433.2 FT N OF RAZOR DR	1.31	100%	$ 3,127,000	$ 3,127,000
1-11	DNT	DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR TO RAZOR DR	0.28	100%	$ 657,000	$ 657,000
1-12	DNT	DALLAS NORTH TOLLWAY	RAZOR DR TO GA MOORE PKWY	0.99	100%	$ 2,360,000	$ 2,360,000
1-13	P6D	CELINA PKWY	MARILEE RD TO 2720 FT S OF MARILEE RD	0.52	50%	$ 7,855,000	$ 3,927,500
1-14	P6D	CELINA PKWY	MARILEE RD TO CR 58	0.55	100%	$ 41,008,000	$ 41,008,000
1-15	P6D (1/2)	CELINA PKWY	CR 58 TO ANGEL AVE	0.31	100%	$ 2,703,000	$ 2,703,000
1-16	P6D (1/2)	CELINA PKWY	ANGEL AVE TO STELZER PKWY	0.43	50%	$ 3,721,000	$ 1,860,500
1-17	P6D (1/2)	CELINA PKWY	CR 58 TO STELZER PKWY	0.12	100%	$ 1,059,000	$ 1,059,000
1-18	P6D (1/2)	CELINA PKWY	LEGACY DR TO CR 58	0.47	50%	$ 8,635,000	$ 4,317,500
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	50%	$ 5,985,500	$ 2,992,750
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	50%	$ 5,653,000	$ 2,826,500
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	50%	$ 5,761,500	$ 2,880,750
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	50%	$ 267,000	$ 133,500
	Int. Improvements		CR 10 & Marilee Road		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Oklahoma Dr & Legacy Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Legacy Dr & GA Moore Parkway		25%	$ 750,000	$ 187,500
	Int. Improvements		CR 10 & GA Moore Pkwy		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Preston Rd & Marilee Rd		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Preston Rd & Stallcup Blvd		50%	$ 750,000	$ 375,000
	Int. Improvements		Preston Rd & SA2_RD1		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Preston Rd & Legacy Dr		25%	$ 1,050,000	$ 262,500
	Int. Improvements		Preston Rd & Carl Darnall Pkwy		25%	$ 900,000	$ 225,000
	Int. Improvements		Marilee Rd & Cashon Cir E		50%	$ 750,000	$ 375,000
	Int. Improvements		Marilee Rd & Cashon Cir W		50%	$ 750,000	$ 375,000
						Service Area Project Cost Subtotal	$ 161,936,750
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 1	$ 161,968,179

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 13. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 2

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
2-1	P6D	MARILEE RD	PRESTON RD TO HUFFINES BLVD	0.63	50%	$ 9,617,000	$ 4,808,500
2-2	P6D	MARILEE RD	HUFFINES BLVD TO 1780 FT OF HUFFINES	0.34	50%	$ 5,140,000	$ 2,570,000
2-3	M4D	STALLCUP BLVD	PRESTON RD TO WATERFRONT BLVD	0.45	100%	$ 7,700,000	$ 7,700,000
2-4	M4D	STALLCUP BLVD	WATERFRONT BLVD TO HUFFINES BLVD	0.48	50%	$ 8,270,000	$ 4,135,000
2-5	M4D	STALLCUP BLVD	HUFFINES BLVD TO CUSTER RD (CR 132)	0.52	100%	$ 13,662,000	$ 13,662,000
2-6	C2U	CR 106	PRESTON RD TO COIT RD	0.5	100%	$ 5,507,000	$ 5,507,000
2-7	C2U	CR 106	COIT RD TO CLARK WAY	0.26	100%	$ 2,916,000	$ 2,916,000
2-8	P6D	CARL DARNALL PKWY	COIT RD TO 875 EAST OF COIT RD	0.17	50%	$ 1,482,000	$ 741,000
2-9	P6D	CARL DARNALL PKWY	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY	0.09	100%	$ 6,043,000	$ 6,043,000
2-10	C2U	CLARK WAY	STALLCUP BLVD TO CR 106	0.49	50%	$ 2,850,000	$ 1,425,000
2-11	C2U	CLARK WAY	CR 106 TO 925 FT S OF CR 106	0.18	50%	$ 2,180,000	$ 1,090,000
2-12	C2U	CLARK WAY	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY	0.08	100%	$ 989,000	$ 989,000
2-13	M4D (1/2)	LEGACY DR	2010 FT WEST OF COIT TO COIT RD	0.38	50%	$ 3,324,000	$ 1,662,000
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	50%	$ 8,968,000	$ 4,484,000
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.5	50%	$ 7,683,000	$ 3,841,500
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	50%	$ 3,697,000	$ 1,848,500
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	50%	$ 5,985,500	$ 2,992,750
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	50%	$ 5,653,000	$ 2,826,500
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	50%	$ 5,761,500	$ 2,880,750
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	50%	$ 223,500	$ 111,750
2-21	C2U	HUFFINES BLVD	MARILEE RD TO STALLCUP BLVD	0.66	100%	$ 6,103,000	$ 6,103,000
2-22	C2U	COIT RD	CARL DARNALL PKWY TO STALLCUP BLVD	0.12	50%	$ 1,508,000	$ 754,000
2-23	M4D	COIT RD	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY	0.28	100%	$ 4,787,000	$ 4,787,000
2-24	M4D	COIT RD	1460 FT NORTH OF LEGACY TO LEGACY DR	0.28	100%	$ 4,754,000	$ 4,754,000
2-25, 3-77	P6D	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	50%	$ 2,953,000	$ 1,476,500
	Int. Improvements		Coit Road & Carl Darnall Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Coit Road & Legacy Dr		25%	$ 750,000	$ 187,500
	Int. Improvements		Preston Rd & Robinson Dr		25%	$ 150,000	$ 37,500
	Int. Improvements		GA Moore Pkwy & Celina Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		SA2_Rd1 & SA2_Rd2		25%	$ 450,000	$ 112,500
	Int. Improvements		Carl Darnall Pkwy & SA2_Rd2		100%	$ 750,000	$ 750,000
	Int. Improvements		Marilee Rd & SA2_RD2		50%	$ 750,000	$ 375,000
	Int. Improvements		Stallcup Blvd & SA2_RD2 E		100%	$ 750,000	$ 750,000
	Int. Improvements		Stallcup Blvd & SA2_RD2 W		100%	$ 750,000	$ 750,000
	Int. Improvements		Preston Rd & Marilee Rd		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Preston Rd & Stallcup Blvd		50%	$ 750,000	$ 375,000
	Int. Improvements		Preston Rd & SA2_RD1		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Preston Rd & Legacy Dr		50%	$ 1,050,000	$ 525,000
	Int. Improvements		GA Moore Pkwy & Celina Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Preston Rd & Carl Darnall Pkwy		50%	$ 900,000	$ 450,000
						Service Area Project Cost Subtotal	$ 97,646,250
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 2	$ 97,677,679

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 14. 10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area 3

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	50%	$ 16,017,000	$ 8,008,500
1-9, 3-2	M4D	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	50%	$ 11,428,500	$ 5,714,250
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	50%	$ 19,734,500	$ 9,867,250
3-4	P6D (1/2)	G A MOORE PKWY	LEGACY DR TO CELINA PKWY	0.96	50%	$ 18,300,000	$ 9,150,000
3-5	P6D	G A MOORE PKWY	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR	0.77	50%	$ 11,812,000	$ 5,906,000
3-6	P6D	G A MOORE PKWY	LOUISIANA DR TO BNSF RAILROAD	0.48	50%	$ 16,218,000	$ 8,109,000
3-7	M4D (1/2)	O'BRIEN DR	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY	0.78	100%	$ 6,836,000	$ 6,836,000
3-8	M4D	O'BRIEN DR	1125 FT WEST OF LEGACY TO LEGACY DR	0.21	50%	$ 3,664,000	$ 1,832,000
3-9	M4D	O'BRIEN DR	LEGACY DR TO FM 455	0.47	100%	$ 7,119,000	$ 7,119,000
3-10	C2U	O'BRIEN DR	FM 455 TO CELINA PKWY	0.56	100%	$ 6,986,000	$ 6,986,000
3-11	C2U	CR 994	COX LN TO 1280 FT EAST OF COX LN	0.24	100%	$ 3,498,000	$ 3,498,000
3-12	C2U	CR 994	1566 FT E OF COX LN TO 1606 FT E OF COX LN	0.15	50%	$ 1,693,000	$ 846,500
3-13	P6D (1/2)	J FRED SMITH PKWY	DALLAS NORTH TOLLWAY TO LEGACY DR	0.83	100%	$ 7,698,000	$ 7,698,000
3-14	P6D	J FRED SMITH PKWY	LEGACY DR TO FM 455	0.68	50%	$ 12,631,000	$ 6,315,500
3-15	P6D	J FRED SMITH PKWY	FM 455 TO 575 FT EAST OF FM 455	0.11	100%	$ 1,661,000	$ 1,661,000
3-16	P6D	J FRED SMITH PKWY	575 FT EAST OF FM 455 TO CELINA PKWY	0.48	100%	$ 8,172,000	$ 8,172,000
3-17	P6D	J FRED SMITH PKWY	CELINA PKWY TO FLORIDA DR	0.5	100%	$ 7,610,000	$ 7,610,000
3-18	P6D	J FRED SMITH PKWY	CR 57 TO 701 FT EAST OF CR 57	0.29	100%	$ 47,428,000	$ 47,428,000
3-19	P6D	J FRED SMITH PKWY	LOUISIANA TO 2084.4 FT W OF LOUISIANA	0.2	100%	$ 18,989,000	$ 18,989,000
3-20	P6D	J FRED SMITH PKWY	OKLAHOMA DR TO 1430 FT W OF PRESTON	0.39	50%	$ 7,813,000	$ 3,906,500
3-21	M4D	WALNUT ST (FM 455)	FM 455 TO FLORIDA	0.91	100%	$ 13,948,000	$ 13,948,000
3-22	C2U	OKLAHOMA DR	MALONE TO PRESTON RD	0.62	100%	$ 7,658,000	$ 7,658,000
3-23	P6D	MOBBERLY RD	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT	0.32	100%	$ 29,952,000	$ 29,952,000
3-24	P6D	MOBBERLY RD	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY	0.67	50%	$ 33,766,000	$ 16,883,000
3-25	M4D	MOBBERLY CONNECTOR	1240 FT WEST OF RANCH RD TO RANCH RD	0.23	100%	$ 4,038,000	$ 4,038,000
3-26	M4D (1/2)	SUNSET BLVD	RANCH RD TO CELINA PKWY	0.61	100%	$ 5,283,000	$ 5,283,000
3-27	M4D (1/2)	SUNSET BLVD	CELINA PKWY TO S UTAH DR	0.45	100%	$ 3,968,000	$ 3,968,000
3-28	M4D	SUNSET BLVD	S UTAH DR TO BNSF RAILWAY	0.39	100%	$ 7,625,000	$ 7,625,000
3-29	M4D	SUNSET BLVD	BNSF RAILWAY TO PRESTON RD	0.4	100%	$ 9,235,000	$ 9,235,000
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	50%	$ 3,993,000	$ 1,996,500
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	50%	$ 6,368,000	$ 3,184,000
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	50%	$ 4,202,000	$ 2,101,000
3-33	P6D	GLENDENNING PKWY	552 FT WEST OF CR 55 TO FM 428	0.16	100%	$ 2,719,000	$ 2,719,000
3-34	P6D	GLENDENNING PKWY	GLENDENNING PKWY TO CR 55	0.37	100%	$ 19,000,000	$ 19,000,000
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	50%	$ 18,254,000	$ 9,127,000
3-36	DNT	DALLAS NORTH TOLLWAY	GA MOORE PKWY TO O'BRIEN DR	1.43	100%	$ 3,416,000	$ 3,416,000
3-37	DNT	DALLAS NORTH TOLLWAY	O'BRIEN DR TO J FRED SMITH PKWY	0.58	100%	$ 1,376,000	$ 1,376,000
3-38	DNT	DALLAS NORTH TOLLWAY	J FRED SMITH PKWY TO MOBBERLY RD	1.16	100%	$ 2,771,000	$ 2,771,000
3-39	DNT	DALLAS NORTH TOLLWAY	COUNTY LINE TO LEGACY DR	0.72	100%	$ 1,718,000	$ 1,718,000
3-40	DNT	DALLAS NORTH TOLLWAY	LEGACY DR TO GLENDENNING PKWY	1.19	100%	$ 2,839,000	$ 2,839,000
3-41	P6D	LEGACY DR (FM 455)	650 FT S OF GA MOORE PKWY TO O'BRIEN DR	0.93	100%	$ 7,068,000	$ 7,068,000
3-42	P6D (1/2)	LEGACY DR	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY	0.4	100%	$ 3,497,000	$ 3,497,000
3-43	P6D	LEGACY DR	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED	0.11	50%	$ 1,604,000	$ 802,000
3-44	P6D	LEGACY DR	MOBBERLY RD TO DALLAS NORTH TOLLWAY	0.42	100%	$ 13,750,000	$ 13,750,000
3-45	P6D	LEGACY DR	MOBBERLY RD TO GLENDENNING PKWY	0.58	100%	$ 15,704,000	$ 15,704,000
3-46	M4D	FM 455	O'BRIEN DR TO J FRED SMITH PKWY	0.65	100%	$ 6,805,000	$ 6,805,000
3-47	M4D	FM 455	J FRED SMITH PKWY TO WALNUT ST	0.98	100%	$ 11,296,000	$ 11,296,000
3-48	P6D (1/2)	CELINA PKWY	LEGACY DR TO GA MOORE PKWY	0.58	100%	$ 5,540,000	$ 5,540,000
3-49	P6D	CELINA PKWY	1735 FT S OF G A MOORE TO O'BRIEN DR	0.55	50%	$ 9,427,000	$ 4,713,500
3-50	P6D	CELINA PKWY	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR	0.26	50%	$ 4,510,000	$ 2,255,000
3-51	P6D	CELINA PKWY	CR 57 TO 2125 FT N OF CR 57	0.4	100%	$ 6,919,000	$ 6,919,000
3-52	P6D	CELINA PKWY	CR 57 TO J FRED SMITH PKWY	0.22	100%	$ 3,292,000	$ 3,292,000
3-53	P6D	CELINA PKWY	J FRED SMITH PKWY TO WALNUT ST (FM 455)	0.72	100%	$ 23,884,000	$ 23,884,000
3-54	P6D	FM 428	WALNUT ST (FM 455) TO SUNSET BLVD	0.59	100%	$ 4,526,500	$ 4,526,500
3-55	P6D	FM 428	SUNSET BLVD TO 150 FT N OF CR 55	0.32	100%	$ 2,418,500	$ 2,418,500
3-56	P6D	CELINA PKWY	SUNSET BLVD TO 150 FT N OF FM 428	0.37	100%	$ 3,183,000	$ 3,183,000
3-57	P6D	LEGACY DR	1690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR (BUS 289)	0.32	100%	$ 5,503,000	$ 5,503,000
3-58	C2U	FLORIDA DR	FLORIDA TO J FRED SMITH	0.42	100%	$ 13,073,000	$ 13,073,000
3-59	C2U	FLORIDA DR	300 FT N OF MULBERRY CT TO PECAN ST	0.26	100%	$ 2,853,000	$ 2,853,000
3-60	P6D	LOUISIANA DR (BUS 289)	LEGACY DR TO GA MOORE PKWY	0.87	100%	$ 6,663,500	$ 6,663,500
3-61	P6D	LOUISIANA DR (BUS 289)	GA MOORE PKWY TO O'BRIEN	0.55	100%	$ 4,447,500	$ 4,447,500
3-62	P6D	LOUISIANA DR (BUS 289)	CR 994 TO O'BRIEN DR	0.5	100%	$ 3,819,500	$ 3,819,500
3-63	P6D	LOUISIANA DR (BUS 289)	CR 994 TO 1045 FT SOUTH OF CR 994	0.2	50%	$ 1,509,000	$ 754,500
3-64	P6D	LOUISIANA DR (BUS 289)	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY	0.25	100%	$ 9,972,500	$ 9,972,500
3-65	P6D	LOUISIANA DR (BUS 289)	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR	0.51	100%	$ 5,693,500	$ 5,693,500
3-66	C2U	OKLAHOMA DR (BUS 289)	ASH ST TO SUNSET BLVD	0.4	100%	$ 2,718,500	$ 2,718,500
3-67	M4D	OKLAHOMA DR (BUS 289)	SUNSET BLVD TO PRESTON RD	0.4	100%	$ 3,069,000	$ 3,069,000
3-68	M4D	OKLAHOMA DR (BUS 289)	GLENDENNING PKWY TO OKLAHOMA DR	0.31	100%	$ 2,629,500	$ 2,629,500
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	50%	$ 1,172,500	$ 586,250
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.5	50%	$ 1,202,000	$ 601,000
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1	50%	$ 2,391,500	$ 1,195,750
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	50%	$ 1,217,500	$ 608,750
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	50%	$ 818,500	$ 409,250
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	50%	$ 2,361,000	$ 1,180,500
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	50%	$ 852,500	$ 426,250
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	50%	$ 1,533,500	$ 766,750
2-25, 3-77	P6D (1/3)	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	50%	$ 922,000	$ 461,000

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 14 Continued. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 3

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
	Int. Improvements		FM 455 & O'Brien Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		FM 455 & J Fred Smith Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Dallas North Tollway & CR 9		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Legacy Dr & J Fred Smith Pkwy		50%	$ 600,000	$ 300,000
	Int. Improvements		Celina Pkwy & O'Brien Dr		25%	$ 750,000	$ 187,500
	Int. Improvements		Legacy Dr & O'Brien Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		J Fred Smith Pkwy & Celina Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Louisiana Dr & CR 994		100%	$ 750,000	$ 750,000
	Int. Improvements		Louisiana Dr & O'Brien Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		Louisiana Dr & GA Moore Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Louisiana Dr & J Fred Smith Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Dallas North Tollway & Mobberly Rd		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Celina Pkwy & Walnut		50%	$ 750,000	$ 375,000
	Int. Improvements		Celina Pkwy & Sunset Blvd		100%	$ 750,000	$ 750,000
	Int. Improvements		BUS 289 & Sunset Blvd		100%	$ 750,000	$ 750,000
	Int. Improvements		BUS 289 & Ash St		100%	$ 450,000	$ 450,000
	Int. Improvements		Preston Rd & BUS 289		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%	$ 1,500,000	$ 375,000
	Int. Improvements		Preston Rd & Ash St		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Preston Rd & FM 455		50%	$ 900,000	$ 450,000
	Int. Improvements		Preston Rd & GA Moore Pkwy		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Preston Rd & Massey Dr		100%	$ 600,000	$ 600,000
	Int. Improvements		Preston Rd & Settlers Ridge Rd		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Preston Rd & Lynn Stambaugh Pkwy		50%	$ 1,200,000	$ 600,000
	Int. Improvements		Preston Rd & Sunset Blvd		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Celina Pkwy & Glendenning Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Dallas North Tollway & Glendenning Pkwy		50%	$ 1,650,000	$ 825,000
	Int. Improvements		Glendenning Pkwy & Huddleston Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Glendenning Pkwy & Legacy Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Legacy Dr & Dallas North Tollway		100%	$ 1,800,000	$ 1,800,000
	Int. Improvements		Dallas North Tollway & O'Brien Dr		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Florida Dr & J Fred Smith		100%	$ 750,000	$ 750,000
	Int. Improvements		Glendenning Pkwy & Oklahoma Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Glendenning Pkwy & McNabb Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		Oklahoma Dr & Legacy Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Legacy Dr & GA Moore Parkway		50%	$ 750,000	$ 375,000
	Int. Improvements		Mobberly Rd & Legacy Dr		200%	$ 600,000	$ 1,200,000
	Int. Improvements		Preston Rd & Massey Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Preston Rd & Robinson Dr		50%	$ 150,000	$ 75,000
						Service Area Project Cost Subtotal	$ 521,018,500
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 3	$ 521,049,929

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 15. 10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area 4

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	50%	$ 8,968,000	$ 4,484,000
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.5	50%	$ 7,683,000	$ 3,841,500
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	50%	$ 3,697,000	$ 1,848,500
4-4	P6D	G A MOORE PKWY	PRESTON RD TO COIT RD	0.32	100%	$ 4,924,000	$ 4,924,000
4-5	P6D	G A MOORE PKWY	1680 FT E OF PRESTON RD TO COIT RD	0.37	100%	$ 6,318,000	$ 6,318,000
4-6	P6D	G A MOORE PKWY	COIT RD TO MCILROY DR	1.3	100%	$ 22,270,000	$ 22,270,000
4-7	P6D	G A MOORE PKWY	MCILROY DR TO 2042.6 FT EAST OF MCILROY	0.39	100%	$ 7,142,000	$ 7,142,000
4-8	P6D	G A MOORE PKWY (CR 128)	CUSTER RD TO PETERMAN PARKWAY	0.34	50%	$ 5,242,000	$ 2,621,000
4-9	P6D	G A MOORE PKWY	CUSTER RD TO PETERMAN PARKWAY	0.06	100%	$ 5,750,000	$ 5,750,000
4-10	P6D	PETERMAN PARKWAY	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170	0.34	50%	$ 5,156,000	$ 2,578,000
4-11	C2U	MASSEY DR (CR 101)	COIT RD TO 927.3 FT EAST OF COIT RD	0.18	50%	$ 1,933,000	$ 966,500
4-12	C2U	CR 130	CR 101 TO CUSTER RD	0.65	100%	$ 7,178,000	$ 7,178,000
4-13	C2U	CR 130	CUSTER RD TO 700 FT E OF MCILROY DR	0.22	100%	$ 2,394,000	$ 2,394,000
4-14	C2U	CR 130	720 FT WEST OF CUSTER RD TO MCILROY RD	0.14	50%	$ 1,505,000	$ 752,500
4-15	P6D	J FRED SMITH PKWY	PRESTON RD TO 1315 FT EAST OF PRESTON	0.25	100%	$ 3,798,000	$ 3,798,000
4-16	P6D	J FRED SMITH PKWY	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR	0.2	100%	$ 3,485,000	$ 3,485,000
4-17	P6D	J FRED SMITH PKWY	1960 FT WEST OF COIT RD TO COIT RD	0.37	100%	$ 5,676,000	$ 5,676,000
4-18	P6D	J FRED SMITH PKWY	CR 101 TO ROSELAND DR	0.42	100%	$ 7,262,000	$ 7,262,000
4-19	P6D	J FRED SMITH PKWY	ROSELAND DR TO CUSTER RD	0.68	100%	$ 11,770,000	$ 11,770,000
4-20	P6D	J FRED SMITH PKWY	CUSTER RD TO PETERMAN PKWY	0.91	100%	$ 13,934,000	$ 13,934,000
4-21	M4D	LYNN STAMBAUGH PKWY	PRESTON RD TO COIT RD	0.92	100%	$ 14,049,000	$ 14,049,000
4-22	M4D	LYNN STAMBAUGH PKWY	COIT RD TO 721.1 FT WEST OF CR 98	0.4	100%	$ 6,152,000	$ 6,152,000
4-23	M4D	LYNN STAMBAUGH PKWY	FM 455 TO CR 98	0.15	100%	$ 2,507,000	$ 2,507,000
4-24	M4D	LYNN STAMBAUGH PKWY	CR 98 TO ROSELAND PKWY	0.51	50%	$ 8,694,000	$ 4,347,000
4-25	P6D	OUSLEY BLVD	PRESTON RD TO FM 455	0.78	100%	$ 13,382,000	$ 13,382,000
4-26	P6D	OUSLEY BLVD (FM 455)	2250 FT EAST OF COIT RD TO COIT RD	0.43	100%	$ 3,249,500	$ 3,249,500
4-27	M4D	SUNSET BLVD	PRESTON RD TO COIT RD	1.2	100%	$ 18,367,000	$ 18,367,000
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	50%	$ 29,627,000	$ 14,813,500
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	50%	$ 7,855,000	$ 3,927,500
4-30, 7-3	P6D (1/2)	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	50%	$ 1,952,000	$ 976,000
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	50%	$ 4,859,000	$ 2,429,500
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	50%	$ 1,172,500	$ 586,250
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.5	50%	$ 1,202,000	$ 601,000
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1	50%	$ 2,391,500	$ 1,195,750
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	50%	$ 1,217,500	$ 608,750
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	50%	$ 818,500	$ 409,250
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	50%	$ 2,361,000	$ 1,180,500
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	50%	$ 852,500	$ 426,250
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	50%	$ 1,533,500	$ 766,750
4-40	M4D	COIT RD	ROBINSON DR TO 750 FT N OF GA MOORE PKWY	0.49	100%	$ 7,451,000	$ 7,451,000
4-41	P6D	COIT RD	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY	0.14	50%	$ 2,167,000	$ 1,083,500
4-42	P6D	COIT RD	GA MOORE PKWY TO MASSEY DR	0.36	100%	$ 5,458,000	$ 5,458,000
4-43	P6D	COIT RD	MASSEY DR TO J FRED SMITH PKWY	1.01	50%	$ 15,407,000	$ 7,703,500
4-44	P6D	COIT RD	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.5	50%	$ 7,639,000	$ 3,819,500
4-45	P6D	COIT RD	LYNN STAMBAUGH PKWY TO OUSLEY BLVD	0.5	100%	$ 7,683,000	$ 7,683,000
4-46	P6D	COIT RD	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY	0.14	50%	$ 2,066,000	$ 1,033,000
4-47	P6D	COIT RD	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD	0.27	50%	$ 4,145,000	$ 2,072,500
4-48	P6D	COIT RD	SUNSET BLVD TO CR 92	0.24	50%	$ 3,596,000	$ 1,798,000
4-49, 7-22	P6D (1/2)	COIT RD	GLENDENNING PKWY TO CR 92	0.29	50%	$ 2,538,000	$ 1,269,000
4-50	C2U	CR 101	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.54	50%	$ 5,946,000	$ 2,973,000
4-51	M4D	ROSELAND PKWY	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.55	100%	$ 9,523,000	$ 9,523,000
4-52	C2U	ROSELAND PKWY	SUNSET BLVD TO 2820 FT N OF SUNSET	0.53	100%	$ 6,643,000	$ 6,643,000
4-53	P6D	CUSTER RD	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR	0.14	50%	$ 2,094,000	$ 1,047,000
4-54	P6D	CUSTER RD	GA MOORE PKWY TO 1960 FT N OF GA MOORE	0.37	100%	$ 5,660,000	$ 5,660,000
4-55	P6D	CUSTER RD	1025 FT SOUTH OF GA MOORE TO CR 130	0.16	100%	$ 2,719,000	$ 2,719,000
4-56	P6D	CUSTER RD	CR 130 TO CUSTER RD	0.55	100%	$ 9,427,000	$ 9,427,000
4-57	C2U	MCILROY RD	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	0.24	50%	$ 2,602,000	$ 1,301,000
4-58	C2U	MCILROY RD	1150 FT S OF GA MOORE TO CR 130	0.17	50%	$ 1,912,000	$ 956,000
4-59	P6D	CUSTER RD	CHURCH ST TO J FRED SMITH PKWY	0.3	100%	$ 4,650,000	$ 4,650,000
4-60	P6D	CUSTER RD	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH	0.23	100%	$ 3,892,000	$ 3,892,000
4-61	P6D	PETERMAN PARKWAY	2676.7 FT N OF J FRED TO J FRED SMITH PKWY	0.51	50%	$ 7,740,000	$ 3,870,000
4-62	C2U	MASSEY DR	PRESTON RD TO COIT RD	0.83	100%	$ 10,354,000	$ 10,354,000
	Int. Improvements		Coit Road & Robinson Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Coit Rd & GA Moore Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Coit Rd & Massey Dr		75%	$ 750,000	$ 562,500
	Int. Improvements		GA Moore Pkwy & McIlroy Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		Coit Rd & J Fred Smith Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		J Fred Smith Pkwy & McIlroy Rd-Roseland Pkwy		75%	$ 750,000	$ 562,500
	Int. Improvements		Custer Rd & J Fred Smith Pkwy		25%	$ 1,800,000	$ 450,000
	Int. Improvements		J Fred Smith Pkwy & Peterman Parkway		25%	$ 750,000	$ 187,500
	Int. Improvements		Coit Rd & Lynn Stambaugh Pkwy		25%	$ 750,000	$ 187,500
	Int. Improvements		Lynn Stambaugh Pkwy & Roseland Pkwy		25%	$ 750,000	$ 187,500
	Int. Improvements		Coit Rd & Ousley Blvd		25%	$ 750,000	$ 187,500
	Int. Improvements		Sunset Blvd & Roseland Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Sunset Blvd & Coit Rd		75%	$ 750,000	$ 562,500
	Int. Improvements		Custer Rd & Sunset Blvd		25%	$ 750,000	$ 187,500
	Int. Improvements		Coit Rd & SA4_Rd1		50%	$ 750,000	$ 375,000
	Int. Improvements		SA4_Rd1 & McIlroy Dr		75%	$ 750,000	$ 562,500
	Int. Improvements		SA4_Rd1 & Custer Rd		25%	$ 450,000	$ 112,500
	Int. Improvements		J Fred Smith Pkwy & Custer Rd		100%	$ 750,000	$ 750,000
	Int. Improvements		J Fred Smith Pkwy & SA4_Rd3		50%	$ 750,000	$ 375,000
	Int. Improvements		Lynn Stambaugh Pkwy & Coit Rd		25%	$ 750,000	$ 187,500
	Int. Improvements		Preston Rd & BUS 289		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%	$ 1,500,000	$ 375,000
	Int. Improvements		Preston Rd & Ash St		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Preston Rd & FM 455		50%	$ 900,000	$ 450,000
	Int. Improvements		Preston Rd & GA Moore Pkwy		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Preston Rd & Settlers Ridge Rd		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Preston Rd & Lynn Stambaugh Pkwy		50%	$ 1,200,000	$ 600,000
	Int. Improvements		Preston Rd & Sunset Blvd		50%	$ 1,050,000	$ 525,000
	Int. Improvements		GA Moore Pkwy & Custer Rd		25%	$ 750,000	$ 187,500
	Int. Improvements		Preston Rd & Massey Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Preston Rd & Robinson Dr		25%	$ 150,000	$ 37,500
						Service Area Project Cost Subtotal	$ 324,516,000
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 4	$ 324,547,429

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 16. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 5

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
5-1	P6D	MOBBERLY RD	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY	0.48	50%	$ 44,142,000	$ 22,071,000
5-2	P6D	GLENDENNING PKWY	SMILEY RD TO 2610 FT EAST OF SMILEY	0.49	100%	$ 23,718,000	$ 23,718,000
5-3	P6D	GLENDENNING PKWY	1965 FT WEST OF MCNABB DR TO MCNABB DR	0.48	50%	$ 7,379,000	$ 3,689,500
5-4	P6D	GLENDENNING PKWY	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB	0.12	100%	$ 1,806,000	$ 1,806,000
5-5	P6D	GLENDENNING PKWY	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE	0.15	50%	$ 2,310,000	$ 1,155,000
5-6	P6D	GLENDENNING PKWY	1240 FT W OF CNTY LINE TO COUNTY LINE	0.23	100%	$ 3,581,000	$ 3,581,000
5-7	P6D	PUNK CARTER PKWY (FM 428)	MAYER PKWY TO BOTHWELL BLVD	0.55	50%	$ 10,459,000	$ 5,229,500
5-8	P6D	PUNK CARTER PKWY	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV	0.57	100%	$ 9,736,000	$ 9,736,000
5-9	P6D	PUNK CARTER PKWY	3850 FT E OF BOTHWELL BLV TO SMILEY RD	0.38	50%	$ 6,610,000	$ 3,305,000
5-10	C2U	CAREY RD	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV	0.53	100%	$ 6,562,000	$ 6,562,000
5-11	C2U	CAREY RD	BOTHWELL BLVD TO SMILEY RD	0.38	50%	$ 4,783,000	$ 2,391,500
5-12	C2U	CAREY RD	SMILEY RD TO 945 FT WEST OF MCNABB	0.32	50%	$ 8,518,000	$ 4,259,000
5-13	C2U	CAREY RD	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR	0.4	50%	$ 4,440,000	$ 2,220,000
5-14	C2U	CAREY RD	1865 FT WEST OF LEGACY TO LEGACY DR	0.35	100%	$ 6,017,000	$ 6,017,000
5-15	M4D (1/2)	CRUTCHFIELD DR	665 FT W OF BOTHWELL TO BOTHWELL BLVD	0.13	50%	$ 1,100,000	$ 550,000
5-16	P6D (1/2)	FRONTIER PKWY / PARVIN RD	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL	0.68	50%	$ 5,919,000	$ 2,959,500
5-17	P6D	FRONTIER PKWY	SMILEY RD TO 3150 FT W OF SMILEY RD	0.59	50%	$ 9,053,000	$ 4,526,500
5-18	P6D	FRONTIER PKWY	500 FT S OF WILD TULIP DR TO LEGACY DR	0.52	100%	$ 7,986,000	$ 7,986,000
5-19	P6D	FRONTIER PKWY	LEGACY DR TO 500 FT S OF WILD TULIP DR	0.56	100%	$ 14,373,000	$ 14,373,000
5-20	P6D	MAYER PKWY (FM 1385)	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY	1.11	50%	$ 12,137,500	$ 6,068,750
5-21	P6D	MAYER PKWY (FM 1385)	3325 FT N OF FRONTIER TO FRONTIER PKWY	0.63	50%	$ 4,801,500	$ 2,400,750
5-22	M4D	BOTHWELL BLVD (FM 428)	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG	0.2	50%	$ 1,524,000	$ 762,000
5-23	M4D	BOTHWELL BLVD (FM 428)	PUNK CARTER TO SMILEY RD	0.33	100%	$ 2,512,500	$ 2,512,500
5-24	P6D	SMILEY RD	CELINA RD TO OUTER LOOP EXTENSION	1.01	50%	$ 29,052,000	$ 14,526,000
5-25	P6D	SMILEY RD	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN	0.17	50%	$ 2,657,000	$ 1,328,500
5-26	P6D	SMILEY RD	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY	0.25	50%	$ 3,754,000	$ 1,877,000
5-27	P6D	SMILEY RD	CAREY RD TO 1335 FT SOUTH OF CAREY	0.25	100%	$ 3,855,000	$ 3,855,000
5-28	P6D	SMILEY RD	MERRITT WAY TO 325 FT N OF MERRITT WAY	0.06	100%	$ 5,718,000	$ 5,718,000
5-29	P6D	SMILEY RD	1990 FT N OF FRONTIER TO FRONTIER PKWY	0.39	50%	$ 35,302,000	$ 17,651,000
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	50%	$ 2,845,000	$ 1,422,500
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	50%	$ 7,191,000	$ 3,595,500
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	50%	$ 50,248,000	$ 25,124,000
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	50%	$ 20,155,000	$ 10,077,500
5-34, 6-25	P6D	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	50%	$ 2,715,000	$ 1,357,500
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	50%	$ 1,993,000	$ 996,500
5-36	P6D	LEGACY DR	FRONTIER PKWY TO OLD PARVIN RD	0.46	50%	$ 13,693,000	$ 6,846,500
5-37	P6D	FRONTIER PKWY	1475 FT W OF GOOD HOPE TO GOOD HOPE	0.28	50%	$ 10,877,000	$ 5,438,500
5-38	C2U	McNABB DR	MOBBERLY RD TO GLENDENNING PKWY	0.82	100%	$ 10,154,000	$ 10,154,000
	Int. Improvements		Frontier Pkwy & Legacy Dr		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Legacy Dr & Clear Creek Pkwy		50%	$ 1,200,000	$ 600,000
	Int. Improvements		Legacy Dr & Carey Rd		50%	$ 750,000	$ 375,000
	Int. Improvements		Collin County Outer Loop & Legacy Dr		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Frontier Pkwy & Smiley Rd		25%	$ 750,000	$ 187,500
	Int. Improvements		Parvin Rd & Bothwell Blvd		50%	$ 750,000	$ 375,000
	Int. Improvements		Mayer Pkwy & Crutchfield Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Smiley Rd & Carey Rd		50%	$ 750,000	$ 375,000
	Int. Improvements		Punk Carter Pkwy & Mayer Pkwy		25%	$ 300,000	$ 75,000
	Int. Improvements		Outer Loop Extension & Smiley Rd		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Mobberly Rd & McNabb Dr		25%	$ 750,000	$ 187,500
	Int. Improvements		Smiley Rd & Celina Rd		25%	$ 750,000	$ 187,500
	Int. Improvements		Punk Carter Pkwy & Mayer Pkwy		25%	$ 750,000	$ 187,500
	Int. Improvements		Dallas North Tollway & Mobberly Rd		25%	$ 1,800,000	$ 450,000
						Service Area Project Cost Subtotal	$ 252,572,500
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 5	$ 252,603,929

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 17. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 6

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	50%	$ 3,993,000	$ 1,996,500
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	50%	$ 6,368,000	$ 3,184,000
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	50%	$ 6,368,000	$ 3,184,000
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	50%	$ 18,254,000	$ 9,127,000
6-5	P6D (1/3)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.43	100%	$ 6,660,000	$ 6,660,000
6-6	P6D (1/2)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.46	100%	$ 4,051,000	$ 4,051,000
6-7	P6D (1/2)	PUNK CARTER PKWY	HUDDLESTON DR TO DALLAS NORTH TOLLWAY	0.59	100%	$ 5,175,000	$ 5,175,000
6-8	P6D (1/3)	PUNK CARTER PKWY	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT	0.15	100%	$ 718,000	$ 718,000
6-9	P6D (1/3)	PUNK CARTER PKWY	800 FT EAST OF DNT TO LIGHT FARMS WAY	0.31	50%	$ 1,480,000	$ 740,000
6-10	C2U	CAREY RD	LEGACY DR TO 2050 FT E OF LEGACY DR	0.39	100%	$ 9,171,000	$ 9,171,000
6-11	C2U	CAREY RD	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY	0.82	100%	$ 16,552,000	$ 16,552,000
6-12	M4D	DOE BRANCH BLVD	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK	0.22	100%	$ 3,842,000	$ 3,842,000
6-13	M4D	DOE BRANCH BLVD	3775 FT W OF DNT TO DNT	0.71	100%	$ 12,292,000	$ 12,292,000
6-14	M4D	CLEAR CREEK PKWY	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	0.48	100%	$ 8,189,000	$ 8,189,000
6-15	P6D	FRONTIER PKWY	LEGACY DR TO DALLAS NORTH TOLLWAY	1.08	50%	$ 19,402,000	$ 9,701,000
6-16	P6D (1/3)	FRONTIER PKWY	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR	0.22	50%	$ 1,038,000	$ 519,000
6-17	P6D (1/3)	FRONTIER PKWY	BRIDGEWATER DR TO PRAIRIE CROSSING	0.32	50%	$ 1,530,000	$ 765,000
6-18	P6D (1/3)	FRONTIER PKWY	PRAIRIE CROSSING TO BNSF	0.15	50%	$ 722,000	$ 361,000
6-19	P6D (1/3)	FRONTIER PKWY	WORTHINGTON WAY TO PRESTON RD	0.51	50%	$ 2,440,000	$ 1,220,000
6-20	P6D	LEGACY DR	GLENDENNING PKWY TO OUTER LOOP	0.98	100%	$ 16,931,000	$ 16,931,000
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	50%	$ 2,845,000	$ 1,422,500
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	50%	$ 7,191,000	$ 3,595,500
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	50%	$ 50,248,000	$ 25,124,000
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	50%	$ 20,155,000	$ 10,077,500
5-34, 6-25	P6D (1/2)	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	50%	$ 1,555,000	$ 777,500
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	50%	$ 1,993,000	$ 996,500
6-27	M4D	HUDDLESTON DR	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING	0.38	50%	$ 6,447,000	$ 3,223,500
6-28	M4D (1/2)	HUDDLESTON DR	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING	0.38	50%	$ 3,299,000	$ 1,649,500
6-29	M4D	HUDDLESTON DR	PUNK CARTER PKWY TO CAREY RD	0.33	100%	$ 5,731,000	$ 5,731,000
6-30	P6D	CELINA PKWY	790 FT N OF GREENWAY TO 170 FT S OF ALAN	0.32	100%	$ 4,954,000	$ 4,954,000
6-31	P6D	CELINA PKWY	ALAN DR TO OUTER LOOP	0.53	100%	$ 9,149,000	$ 9,149,000
6-32, 7-23	P6D (1/3)	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	50%	$ 1,734,000	$ 867,000
6-33, 7-26	P6D (1/3)	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	50%	$ 1,301,000	$ 650,500
6-34, 7-24	P6D (1/3)	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	50%	$ 1,215,500	$ 607,750
6-35, 7-25	P6D (1/3)	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.9	50%	$ 3,810,000	$ 1,905,000
6-36	P6D	PUNK CARTER PKWY	775 FT E OF LIGHT FARMS TO PRESTON RD	1.04	100%	$ 37,769,000	$ 37,769,000
	Int. Improvements		Preston Rd & Collin County Outer Loop		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Preston Rd & Punk Carter Pkwy		50%	$ 900,000	$ 450,000
	Int. Improvements		Preston Rd & Ownsby Pkwy		50%	$ 900,000	$ 450,000
	Int. Improvements		Preston Rd & John Cambell		50%	$ 150,000	$ 75,000
	Int. Improvements		Preston Rd & Frontier Pkwy		25%	$ 450,000	$ 112,500
	Int. Improvements		Collin County Outer Loop & Celina Pkwy		100%	$ 1,800,000	$ 1,800,000
	Int. Improvements		Punk Carter Pkwy & Light Farms Way		25%	$ 1,050,000	$ 262,500
	Int. Improvements		Frontier Pkwy & Worthington Way		50%	$ 600,000	$ 300,000
	Int. Improvements		Dallas North Tollway & Light Farms Way		100%	$ 1,350,000	$ 1,350,000
	Int. Improvements		Dallas North Tollway & Frontier Pkwy		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Dallas North Tollway & Punk Carter Pkwy		100%	$ 1,800,000	$ 1,800,000
	Int. Improvements		Dallas North Tollway & Clear Creek Pkwy		100%	$ 600,000	$ 600,000
	Int. Improvements		Punk Carter Pkwy & Huddleston Dr		100%	$ 1,500,000	$ 1,500,000
	Int. Improvements		Frontier Pkwy & Doe Branch Blvd		50%	$ 600,000	$ 300,000
	Int. Improvements		Legacy Dr & Punk Carter Pkwy		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Punk Carter Pkwy & Huddleston Dr		100%	$ 1,500,000	$ 1,500,000
	Int. Improvements		Collin County Outer Loop & Dallas North Tollway		100%	$ 1,800,000	$ 1,800,000
	Int. Improvements		Carey Rd & Huddleston Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		Celina Pkwy & Glendenning Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Dallas North Tollway & Glendenning Pkwy		50%	$ 1,650,000	$ 825,000
	Int. Improvements		Glendenning Pkwy & Huddleston Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Glendenning Pkwy & Legacy Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Frontier Pkwy & Legacy Dr		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Legacy Dr & Clear Creek Pkwy		50%	$ 1,200,000	$ 600,000
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%	$ 1,500,000	$ 375,000
	Int. Improvements		Collin County Outer Loop & Legacy Dr		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Glendenning Pkwy & Oklahoma Dr		50%	$ 750,000	$ 375,000
	Prior ROW Dedication - Various Developments		Dallas North Tollway ROW		100%	$ 8,724,920	$ 8,724,920
						Service Area Project Cost Subtotal	$ 251,853,170
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 6	$ 251,884,599

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 18. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 7

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	50%	$ 29,627,000	$ 14,813,500
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	50%	$ 7,855,000	$ 3,927,500
4-30, 7-3	P6D	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	50%	$ 3,409,000	$ 1,704,500
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	50%	$ 4,859,000	$ 2,429,500
7-5	P6D	CHOATE PKWY	2020 FT N OF OUTER LOOP TO OUTER LOOP	0.38	100%	$ 6,577,000	$ 6,577,000
7-6	P6D (1/3)	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.39	100%	$ 1,859,000	$ 1,859,000
7-7	P6D	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.48	100%	$ 7,249,000	$ 7,249,000
7-8	P6D	CHOATE PKWY	COIT RD TO 960 FT EAST OF COIT RD	0.18	100%	$ 2,729,000	$ 2,729,000
7-9	P6D	CHOATE PKWY	575 FT W OF WILSON CRK TO WILSON CRK	0.11	100%	$ 1,676,000	$ 1,676,000
7-10	P6D	CHOATE PKWY	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK	0.24	50%	$ 4,159,000	$ 2,079,500
7-11	P6D	CHOATE PKWY	1800 FT W OF ROSELAND TO ROSELAND PKWY	0.34	100%	$ 5,184,000	$ 5,184,000
7-12	P6D	CHOATE PKWY	ROSELAND PKWY TO CUSTER RD	0.5	100%	$ 7,596,000	$ 7,596,000
7-13	P6D (1/3)	OWNSBY PKWY	PRESTON RD TO CR 83	1	100%	$ 4,748,000	$ 4,748,000
7-14	P6D (1/3)	OWNSBY PKWY	CR 83 TO COIT RD	0.27	100%	$ 1,290,000	$ 1,290,000
7-15	P6D	OWNSBY PKWY	WELLS WAY TO 2207.8 FT W OF ROSELAND	0.61	100%	$ 12,068,000	$ 12,068,000
7-16	P6D (1/3)	OWNSBY PKWY	2215 FT W OF ROSELAND TO ROSELAND PKWY	0.42	100%	$ 1,998,000	$ 1,998,000
7-17	P6D (1/3)	OWNSBY PKWY	ROSELAND PKWY TO CUSTER RD	0.54	100%	$ 2,588,000	$ 2,588,000
7-18	P6D	FRONTIER PKWY (FM 1461)	PRESTON RD TO COIT RD	0.98	50%	$ 7,494,000	$ 3,747,000
7-19	P6D	FRONTIER PKWY (FM 1461)	COIT RD TO WELLS WAY	0.63	50%	$ 4,830,000	$ 2,415,000
7-20	P6D	FRONTIER PKWY (FM 1461)	WELLS WAY TO WATERVIEW TRL	0.67	50%	$ 5,321,000	$ 2,660,500
7-21	P6D	FRONTIER PKWY (FM 1461)	WATERVIEW TRL TO CUSTER RD	0.84	50%	$ 6,390,000	$ 3,195,000
4-49, 7-22	P6D	COIT RD	GLENDENNING PKWY TO CR 92	0.29	50%	$ 4,434,000	$ 2,217,000
6-32, 7-23	P6D	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	50%	$ 5,552,000	$ 2,776,000
6-34, 7-24	P6D	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	50%	$ 3,892,000	$ 1,946,000
6-35, 7-25	P6D	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.9	50%	$ 9,785,500	$ 4,892,750
6-33, 7-26	P6D	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	50%	$ 4,166,000	$ 2,083,000
7-27	P6D (1/2)	COIT RD	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING	0.22	100%	$ 1,885,000	$ 1,885,000
7-28	P6D	COIT RD	1140 FT S OF GLENDENNING TO OUTER LOOP	0.47	50%	$ 7,205,000	$ 3,602,500
7-29	P6D	COIT RD	OUTER LOOP TO CHOATE PKWY	0.32	50%	$ 4,867,000	$ 2,433,500
7-30	P6D (1/2)	COIT RD	CHOATE PKWY TO 1787.9 FT S OF CHOATE	0.34	100%	$ 2,976,000	$ 2,976,000
7-31	P6D	COIT RD	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER	0.4	100%	$ 6,065,000	$ 6,065,000
7-32	P6D	COIT RD	490 FT N OF OWNSBY PKWY TO CR 84	0.28	50%	$ 4,216,000	$ 2,108,000
7-33	P6D (1/3)	COIT RD	CR 84 TO 2147 FT N OF FRONTIER	0.77	100%	$ 3,671,000	$ 3,671,000
7-34	P6D (1/2)	COIT RD	1585 FT N OF FRONTIER TO FRONTIER PKWY	0.3	100%	$ 2,621,000	$ 2,621,000
7-35	C2U	WELLS WAY	OWNSBY PKWY TO WELLS WAY	0.17	50%	$ 2,109,000	$ 1,054,500
7-36	C2U	ROSELAND PKWY	CHOATE PKWY TO NATIVE DANCER CT	0.49	100%	$ 6,079,000	$ 6,079,000
7-37	P6D	CUSTER RD (FM 2478)	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP	0.66	50%	$ 5,046,500	$ 2,523,250
7-38	P6D	CUSTER RD (FM 2478)	747.5 FT S OF SUNSET BLVD TO OUTER LOOP	0.48	50%	$ 3,668,000	$ 1,834,000
7-39	P6D	CUSTER RD (FM 2478)	CHOATE PKWY TO OWNSBY PKWY	1	50%	$ 7,660,000	$ 3,830,000
7-40	P6D	CUSTER RD (FM 2478)	FRONTIER PKWY TO OWNSBY PKWY	1.01	50%	$ 7,696,000	$ 3,848,000
Int. Improvements			Coit Rd & Glendenning Pkwy		25%	$ 750,000	$ 187,500
Int. Improvements			Collin County Outer Loop & Roseland Pkwy		50%	$ 1,500,000	$ 750,000
Int. Improvements			Coit Rd & Choate Pkwy		75%	$ 750,000	$ 562,500
Int. Improvements			Custer Rd & Ownsby Pkwy		50%	$ 1,650,000	$ 825,000
Int. Improvements			Frontier Pkwy & Custer Rd		25%	$ 1,800,000	$ 450,000
Int. Improvements			Coit Rd & Punk Carter Pkwy		100%	$ 600,000	$ 600,000
Int. Improvements			Frontier Pkwy & Wells Rd		50%	$ 600,000	$ 300,000
Int. Improvements			Frontier Pkwy & Coit Rd		50%	$ 1,350,000	$ 675,000
Int. Improvements			Ownsby Pkwy & Wells Way		50%	$ 750,000	$ 375,000
Int. Improvements			Coit Rd & Ownsby Pkwy		50%	$ 1,800,000	$ 900,000
Int. Improvements			Choate Pkwy & Custer Rd		50%	$ 1,800,000	$ 900,000
Int. Improvements			Choate Pkwy & Roseland Pkwy		50%	$ 750,000	$ 375,000
Int. Improvements			Collin County Outer Loop & Custer Road		25%	$ 1,500,000	$ 375,000
Int. Improvements			Sunset Blvd & Roseland Pkwy		50%	$ 750,000	$ 375,000
Int. Improvements			Custer Rd & Sunset Blvd		25%	$ 750,000	$ 187,500
Int. Improvements			Preston Rd & Collin County Outer Loop		50%	$ 1,800,000	$ 900,000
Int. Improvements			Preston Rd & Punk Carter Pkwy		50%	$ 900,000	$ 450,000
Int. Improvements			Preston Rd & Ownsby Pkwy		50%	$ 900,000	$ 450,000
Int. Improvements			Preston Rd & John Cambell		50%	$ 150,000	$ 75,000
Int. Improvements			Preston Rd & Frontier Pkwy		25%	$ 450,000	$ 112,500
						Service Area Project Cost Subtotal	$ 160,804,500
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429

Total Cost in SERVICE AREA 7 $ 160,835,929

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

D. Service Unit Calculation

The basic service unit for the computation of Celina's Roadway Impact Fees is the vehicle-mile of travel during the afternoon peak-hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the ten-year period.

The growth in vehicle-miles from 2024 to 2034 is based upon projected changes in residential and employment growth for the period. In order to determine this growth, baseline estimates of population, basic square feet, service square feet, and retail square feet for 2024 were made by the City, along with projections for each of these demographic statistics through 2034. The Land Use Assumptions section of this report details the growth estimates used for the impact fee determination.

The residential and employment statistics in the Land Use Assumptions provide the "independent variables" that are used to calculate the existing (2024) and projected (2034) transportation service units used to establish the Roadway Impact Fee maximum rates within each service area. The roadway demand service units (vehicle-miles) for each service area are the sum of the vehicle-miles "generated" by each category of land use in the service area.

For residential land uses, the existing and projected population is converted to dwelling units. The number of dwelling units in each service area is multiplied by a transportation demand factor to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor computes the average amount of demand caused by the residential land uses in the service area. The transportation demand factor is discussed in more detail below.

For employment land uses, the process is similar. The Land Use Assumptions provide existing and projected number of building square footages for three categories of employment land uses – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the North American Industrial Classification System (NAICS).

Building square footage is the most common independent variable for the estimation of employment trips in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. This characteristic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

The existing and projected Land Use Assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a transportation demand factor is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The transportation demand factors are aggregate rates derived from two sources – the ITE Trip Generation Manual, 11th Edition and the National Household Travel Survey (NHTS) performed by the Federal Highway Administration (FHWA). ITE's Trip Generation Manual, 11th Edition provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail rate to avoid double counting trips.

The next component of the transportation demand factor accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics found in the most recent National Household Travel Survey (NHTS).

The computation of the transportation demand factor is detailed in the following equation:

$$TDF = T * (1 - P_b) * L_{\max}$$

$$\text{where...} \; L_{\max} = \min(L * OD \;\text{ or }\; \text{SA}_\text{L})$$

Variables:

- TDF = Transportation Demand Factor
- T = Trip Rate (peak hour trips / unit)
- P_b = Pass-By Discount (% of trips)
- L_{max} = Maximum Trip Length (miles)
- L = Average Trip Length (miles)
- OD = Origin-Destination Reduction (50%)
- SA_L = Max Service Area Trip Length (see Table 9)

For land uses which are characterized by longer average trip lengths (primarily residential uses), the maximum trip length has been limited to a length based on the nature of the roadway network within the service area, along with consideration of the existing City boundaries. Although Chapter 395 of the Texas Local Government Code allows for a service area diameter of six miles, the longest trip length along Celina's roadway network is approximately five miles. Therefore, the maximum trip length was assumed to be five miles.

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the Roadway Impact Fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within Celina to both residential and employment land uses. To avoid counting these trips as both residential and employment trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use. This methodology is consistent with that used in the National Household Travel Survey.

Table 19 shows the derivation of the Transportation Demand Factor for the residential land use and the three employment land use categories for each service area. The values utilized

for all variables shown in the transportation demand factor equation are also shown in the table.

Table 19. Transportation Demand Factor Calculations

Variable	Residential	Basic	Service	Retail
T	0.94	0.65	1.44	5.19
P_b	0%	0%	0%	34%
L	9.79	14.65	14.65	5.60
L_{max} *	4.90	5.00	5.00	2.80
TDF	4.60	3.25	7.20	9.59

The application of the demographic projections and the transportation demand factors are presented in the 10-Year Growth Projections in Table 20 on page 51. This table shows the total growth in vehicle-miles by service area for the years 2024 and 2034. These estimates and projections lead to the Vehicle-Miles of Travel for both 2024 and 2034.

Table 20. 10-year Growth Projections

10-Year Growth between 2024 and 2034

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET[4]			TRANS. DEMAND FACTOR[5]			NON-RESIDENTIAL VEHICLE-MILES[9]				TOTAL VEHICLE MILES[10]
	DWELLING UNITS[1]	TDF[2]	VEHICLE MILES[3]	BASIC	SERVICE	RETAIL	BASIC[6]	SERVICE[7]	RETAIL[8]	BASIC	SERVICE	RETAIL	TOTAL	
		0.94					*0.65*	*1.44*	*5.19*					
1	3,881	4.60	17,853	4,000	2,000	5,000	3.25	7.20	9.59	13	14	48	75	17,927
2	1,851	4.60	8,515	0	0	0	3.25	7.20	9.59	0	0	0	0	8,514
3	6,747	4.60	31,036	166,000	465,000	943,000	3.25	7.20	9.59	540	3,348	9,044	12,932	43,968
4	3,170	4.60	14,582	251,000	133,000	262,000	3.25	7.20	9.59	816	958	2,513	4,287	18,869
5	5,891	4.60	27,099	0	31,000	55,000	3.25	7.20	9.59	0	223	528	751	27,849
6	6,561	4.60	30,181	160,000	844,000	1,193,000	3.25	7.20	9.59	520	6,077	11,442	18,039	48,219
7	7,017	4.60	32,278	85,000	116,000	139,000	3.25	7.20	9.59	276	835	1,333	2,444	34,722
Totals	**35,118**		**161,543**	**666,000**	**1,591,000**	**2,597,000**				**2,165**	**11,455**	**24,908**	**38,528**	**200,068**

VEHICLE-MILES OF INCREASE[11] (2024 - 2034)

SERVICE AREA	VEH-MILES
1	17,927
2	8,514
3	43,968
4	18,869
5	27,849
6	48,219
7	34,722
Total	200,068

Notes:

[1] From *Land Use Assumptions* , Section 3.A

[2] Transportation Demand Factor for each Service Area (from LUVMET) using Single Family Detached Housing land use and *trip generation rate*

[3] Calculated by multiplying TDF by the number of dwelling units

[4] From *Land Use Assumptions,* Section 3.A

[5] *Trip generation rate* and Transportation Demand Factors from LUVMET for each land use

[6] 'Basic' corresponds to General Light Industrial land use and *trip generation rate*

[7] 'Service' corresponds to General Office land use and *trip generation rate*

[8] 'Retail' corresponds to Shopping Plaza (40-150k) land use and *trip generation rate*

[9] Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use

[10] Residential plus non-residential vehicle-mile totals for each Service Area

[11] Total Vehicle-Miles (2024) subtracted from Total Vehicle-Miles (2034)

E. Cost Per Service Unit

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the Roadway Impact Fee, this is the cost for each vehicle-mile of travel. This cost per service unit is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel at a level of service corresponding to the City's standards. The cost per service unit is calculated for each service area based on a specific list of projects within that service area.

The second component of the cost per service unit is the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period. Chapter 395 requires that impact fees be assessed only to pay for growth projected to occur in the City limits within the next ten-years (see Section 4.D). As noted earlier, the units of demand are vehicle-miles of travel.

5. ROADWAY IMPACT FEE CALCULATION

A. MAXIMUM ASSESSABLE IMPACT FEE PER SERVICE UNIT

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible Roadway Impact Fee CIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the ten-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed. Table 21 illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation.

Table 21. Maximum Assessable Roadway Impact Fee Computation

Line	Title	Description
1	*Total Vehicle-Miles of Capacity Added by the CIP*	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from Appendix B – CIP Service Units of Supply)

Each project identified in the Impact Fee CIP will add a certain amount of capacity to the City's roadway network based on its length and classification. This line displays the total amount added within each service area.

2	*Total Vehicle-Miles of Existing Demand*	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – CIP Service Units of Supply)

A number of facilities identified in the Impact Fee CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

3	*Total Vehicle-Miles of Existing Deficiencies*	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Roadway Facilities Inventory)

In order to ensure that existing deficiencies on the City's roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Impact Fee CIP – will have these additional vehicle-miles removed from the calculation.

4	*Net Amount of Vehicle-Miles of Capacity Added*	A measurement of the amount of vehicle-miles added by the CIP that will not be utilized by existing demand (Line 1 – Line 2 – Line 3)

This calculation identifies the portion of the Impact Fee CIP (in vehicle-miles) that may be recoverable through the collection of impact fees.

5	*Total Cost of the CIP within the Service Area*	The total cost of the projects within each service area (from Tables 12-18): 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions)

This line simply identifies the total cost of all of the projects identified in each service area.

6	*Cost of Net Capacity Supplied*	The total CIP cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1). [(Line 4 / Line 1) * (Line 5)]

Using the ratio of vehicle-miles added by the Roadway Impact Fee CIP available to serve future growth to the total vehicle-miles added, the total cost of the CIP is reduced to the amount available for future growth
(i.e. excluding existing usage and deficiencies).

7	*Cost to Meet Existing Needs and Usage*	The difference between the Total Cost of the CIP (Line 5) and the Cost of the Net Capacity supplied (Line 6). (Line 5 – Line 6)

This line is provided for informational purposes only – it is to present the portion of the total cost of the Roadway Impact Fee CIP that is required to meet existing demand.

8	*Total Vehicle-Miles of New Demand over Ten Years*	Based upon the growth projection provided in the Land Use Assumptions, an estimate of the number of new vehicle-miles within the service area over the next ten years. (from Table 21)

This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	*Percent of Capacity Added Attributable to New Growth*	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the Net Amount of Capacity Added (Line 4), limited to 100% (Line 10). This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	*Chapter 395 Check*	

In order to ensure that the vehicle-miles added by the Roadway Impact Fee CIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the number of vehicle-miles added by the Roadway Impact Fee CIP exceeds the growth projected to occur in the next ten years, the Roadway Impact Fee CIP cost is reduced accordingly.

11	*Cost of Capacity Added Attributable to New Growth*	The result of multiplying the Cost of Net Capacity Added (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 10).

This value is the total Impact Fee CIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

B. Plan For Awarding the Roadway Impact Fee Credit

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Plan for Roadway Impact Fees to contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code requires:

(A) "a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan…"

The City of Celina has determined the maximum assessable impact fee per service unit shall be 50% of the total projected cost of implementing the CIP. Therefore, the Recoverable Cost of the CIP (Line 12) is assumed to be half of the Cost of Capacity Added Attributable to New Growth (Line 11). The Maximum Assessable Fee Per Service Unit (Line 13) is then found by dividing Recoverable Cost of the CIP (Line 12) by the Total Vehicle-Miles of New Demand over Ten Years (Line 8).

The continuation of Table 21 summarizes the additional computations carried out to provide the maximum assessable impact fee.

Line	Title	Description
12	*Recoverable Cost of the CIP*	The cost of the CIP attributable to new growth, less a credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code (50% of Line 12)
13	*Maximum Assessable Fee Per Service Unit*	Found by subtracting the credit for Ad Valorem Taxes (Line 13) by the from the Pre-Credit Maximum Fee Per Service Unit (Line 12) (Line 12 – Line 13)

Table 21 summarizes the calculations walked through in Table 22 on page 57 and provides the maximum assessable impact fee for each service area.

Table 22. Maximum Assessable Impact Fee

	SERVICE AREA:	1	2	3	4	5	6	7
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE CIP (FROM CIP UNITS OF SUPPLY, **APPENDIX B)**	19,625	14,508	71,799	53,130	25,992	29,233	34,615
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM CIP UNITS OF SUPPLY, **APPENDIX B**)	2,023	2,023	7,809	6,464	2,528	7,034	9,899
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING FACILITIES INVENTORY, **APPENDIX C**)	266	266	41	287	563	532	1,074
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	17,336	12,219	63,949	46,379	22,901	21,667	23,642
5	TOTAL COST OF THE CIP WITHIN SERVICE AREA (FROM **TABLES 12 - 18)**	$ 161,968,179	$ 97,677,679	$ 531,269,929	$ 324,547,429	$ 252,603,929	$ 251,884,599	$ 160,835,929
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	$ 143,078,727	$ 82,268,230	$ 473,185,253	$ 283,308,083	$ 222,567,013	$ 186,690,901	$ 109,852,214
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	$ 18,889,452	$ 15,409,449	$ 58,084,676	$ 41,239,346	$ 30,036,916	$ 65,193,698	$ 50,983,715
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM **TABLE 20** and **Land Use Assumptions**)	17,927	8,514	43,968	18,869	27,849	48,219	34,722
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	103.4%	69.6%	68.7%	40.6%	121.6%	222.5%	146.8%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE	100.0%	69.6%	68.7%	40.6%	100.0%	100.0%	100.0%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 * LINE 10)	$ 143,078,727	$ 57,258,688	$ 325,078,269	$ 115,023,082	$ 222,567,013	$ 186,690,901	$ 109,852,214
12	RECOVERABLE COST OF THE CIP (WITH 50% CREDIT FOR AD VALOREM TAXES PER CHAPTER 395 TX LGC)	$ 71,539,364	$ 28,629,344	$ 162,539,135	$ 57,511,541	$ 111,283,507	$ 93,345,451	$ 54,926,107
13	MAX ASSESSABLE FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 12/ LINE 8)	$ 3,991	$ 3,363	$ 3,697	$ 3,048	$ 3,996	$ 1,936	$ 1,582

C. Service Unit Demand Per Unit of Development

The Roadway Impact Fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in Table 23 on page 60. This table lists the predominant land uses that may occur within the City of Celina. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of uses are found in this table. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use are a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the afternoon peak hour by each land use per development unit. The next column, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The source of the trip generation and pass-by statistics is ITE's Trip Generation Manual, 11th Edition, the latest edition of the definitive source for trip generation data. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The adjusted trip length values are based on the Regional Origin-Destination Travel Survey performed by the NHTS. The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation service unit demand. If the adjusted trip length is above the maximum service area trip length, the maximum trip length used for calculation is reduced. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the Transportation Demand Factor, is used in the impact fee estimate to compute the number of service units attributed to each land use category. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

Table 23. Land-Use Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Intermodal Truck Terminal	030	1,000 SF GFA	1.87			1.87	14.65	50%	7.33	5.00	9.35
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.65			0.65	14.65	50%	7.33	5.00	3.25
Industrial Park	130	1,000 SF GFA	0.34			0.34	14.65	50%	7.33	5.00	1.70
Warehousing	150	1,000 SF GFA	0.18			0.18	14.65	50%	7.33	5.00	0.90
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	14.65	50%	7.33	5.00	0.75
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.94			0.94	9.79	50%	4.90	4.90	4.60
Townhomes	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Multi-family Housing (Low-Rise)	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Multi-family Housing (Mid-Rise)	221	Dwelling Unit	0.39			0.39	9.79	50%	4.90	4.90	1.91
Multi-family Housing (High-Rise)	222	Dwelling Unit	0.32			0.32	9.79	50%	4.90	4.90	1.57
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	0.58			0.58	9.79	50%	4.90	4.90	2.84
Senior Adult Housing-Detached	251	Dwelling Unit	0.30			0.30	9.79	50%	4.90	4.90	1.47
Senior Adult Housing-Attached	252	Dwelling Unit	0.25			0.25	9.79	50%	4.90	4.90	1.22
Assisted Living	254	Beds	0.24			0.24	9.79	50%	4.90	4.90	1.17
LODGING											
Hotel	310	Room	0.59			0.59	6.43	50%	3.22	3.22	1.90
Motel / Other Lodging Facilities	320	Room	0.36			0.36	6.43	50%	3.22	3.22	1.16
RECREATIONAL											
Golf Course	430	Acre	0.28			0.28	7.86	50%	3.93	3.93	1.10
Miniature Golf Course	431	Hole	0.33			0.33	7.86	50%	3.93	3.93	1.30
Golf Driving Range	432	Tee	1.25			1.25	7.86	50%	3.93	3.93	4.91
Movie Theater	445	Screens	13.96			13.96	15.77	50%	7.89	5.00	69.80
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	7.86	50%	3.93	3.93	5.23
Racquet / Tennis Club	491	Court	3.82			3.82	7.86	50%	3.93	3.93	15.01
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	7.86	50%	3.93	3.93	9.83
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.49			0.49	8.31	50%	4.16	4.16	2.04
Day Care Center	565	1,000 SF GFA	11.12	44%	B	6.23	3.49	50%	1.75	1.75	10.87
Primary/Middle School (1-8)	522	Students	0.15			0.15	3.49	50%	1.75	1.75	0.26
High School	530	Students	0.26			0.26	3.49	50%	1.75	1.75	0.45
Junior / Community College	540	Students	0.11			0.11	10.44	50%	5.22	5.00	0.55
University / College	550	Students	0.15			0.15	10.44	50%	5.22	5.00	0.75
MEDICAL											
Clinic	630	1,000 SF GFA	3.69			3.69	9.85	50%	4.93	4.93	18.17
Hospital	610	1,000 SF GFA	0.86			0.86	9.85	50%	4.93	4.93	4.24
Nursing Home	620	Beds	0.14			0.14	9.85	50%	4.93	4.93	0.69
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	9.85	50%	4.93	4.93	12.16
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	5.00	6.50
General Office Building	710	1,000 SF GFA	1.44			1.44	14.65	50%	7.33	5.00	7.20
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	9.85	50%	4.93	4.93	19.36
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	14.65	50%	7.33	5.00	8.80
Office Park	750	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	5.00	6.50

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upw ard by KHA based on logical relationship to other categories

Table 23 Continued. Land-Use Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GFA	3.11	40%	B	1.87	4.45	50%	2.23	2.23	4.15
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	A	2.79	4.45	50%	2.23	2.23	6.21
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	42%	A	8.07	1.20	50%	0.60	0.60	4.84
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	18.42	56%	B	8.10	1.20	50%	0.60	0.60	4.86
New Car Sales	840	1,000 SF GFA	2.42	20%	B	1.94	5.60	50%	2.80	2.80	5.42
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	4.45	50%	2.23	2.23	6.47
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	3.75	28%	A	2.70	4.45	50%	2.23	2.23	6.01
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	50%	A	16.52	5.64	50%	2.82	2.82	46.57
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	50%	B	16.61	5.64	50%	2.82	2.82	46.83
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	A	5.16	5.64	50%	2.82	2.82	14.55
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	A	4.37	5.64	50%	2.82	2.82	12.32
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	A	11.70	5.64	50%	2.82	2.82	32.99
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	4.86	30%	C	3.40	5.60	50%	2.80	2.80	9.53
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	5.60	50%	2.80	2.80	13.60
Home Improvement Superstore	862	1,000 SF GFA	2.29	42%	A	1.33	5.60	50%	2.80	2.80	3.72
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.51	53%	A	4.00	5.60	50%	2.80	2.80	11.20
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.25	49%	A	5.23	5.60	50%	2.80	2.80	14.64
Shopping Center (>150k)	820	1,000 SF GFA	3.40	34%	A	2.24	5.60	50%	2.80	2.80	6.28
Shopping Plaza (40-150k)	821	1,000 SF GFA	5.19	34%	A	3.43	5.60	50%	2.80	2.80	9.59
Strip Retail Plaza (<40k)	822	1,000 SF GFA	6.59	34%	A	4.35	5.60	50%	2.80	2.80	12.18
Supermarket	850	1,000 SF GFA	8.95	36%	A	5.73	5.60	50%	2.80	2.80	16.04
Toy/Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	5.60	50%	2.80	2.80	9.80
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	5.60	50%	2.80	2.80	3.82
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	4.45	50%	2.23	2.23	16.19
Drive-In Bank	912	Drive-in Lanes	21.01	35%	A	13.66	4.45	50%	2.23	2.23	30.39
Hair Salon	918	1,000 SF GFA	1.45	30%	B	1.02	6.41	50%	3.21	3.21	3.25

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

6. SAMPLE CALCULATIONS

The following section details two examples of maximum assessable Roadway Impact Fee calculations.

Example 1:
Development Type - One Unit of Single-Family Housing in Service Area 5

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	From Table 23 [Land Use – Vehicle-mile Equivalency Table] Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 4.60
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	From Table 22, Line 14 [Maximum Assessable Fee Per Service Unit] Service Area 5: $3,996
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 4.60 * $3,996 Maximum Assessable Impact Fee = $18,382

Example 2:
Development Type – 125,000 square foot Shopping Plaza (40-150k) in Service Area 3

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	From Table 23 [Land Use – Vehicle-mile Equivalency Table] Development Type: 125,000 square feet of Shopping Plaza (40-150k) Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 5.19
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	From Table 22, Line 14 [Maximum Assessable Fee Per Service Unit] Service Area 3: $3,697
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 125 * 5.19 * $3,697 Maximum Assessable Impact Fee = $2,398,429

7. CONCLUSION

The City of Celina has established a process to implement the assessment and collection of Roadway Impact Fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable Roadway Impact Fee that could be assessed by the City of Celina within each service area. The maximum assessable Roadway Impact Fees calculated in this report are as shown below:

Service Area	1	2	3	4	5	6	7
2024 Maximum Assessable Fee Per Service Unit ($/Veh-mi)	$3,991	$3,363	$3,697	$3,048	$3,996	$1,936	$1,582

This document serves as a guide to the assessment of Roadway Impact Fees pertaining to future development and the City's need for roadway improvements to accommodate that growth. Following the public hearing process, the City Council may establish an amount to be assessed (if any) up to the maximum established within this report and update the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this update are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Capital Improvement Plan are appropriately incorporated into the process.

8. APPENDICES

A. Conceptual Level Project Cost Projections

B. CIP Service Units of Supply

C. Existing Roadway Facilities Inventory

A. Conceptual Level Project Cost Projections

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 1

#	Class	Project	Limits	Status	Project Cost
1-1	P6D	MARILEE RD	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	Widening	$ 23,512,000
1-2	P6D	MARILEE RD	CELINA PKWY TO CASHON CIR	Widening	$ 51,205,000
1-3	P6D	MARILEE RD	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE	Widening	$ 12,115,000
1-4	P6D	MARILEE RD	CASHON CIR TO PRESTON RD	Widening	$ 10,915,000
1-5	C2U	CASHON CIR	MARILEE @ CASHON W TO MARILEE @ CASHON E	New Build	$ 15,902,000
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	Widening	$ 19,734,500
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	Widening	$ 16,017,000
1-8	P6D	G A MOORE PKWY (FM 455)	RILEY RD TO DALLAS NORTH TOLLWAY	Widening	$ 2,418,500
1-9, 3-2	M4D (1/2)	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	Widening	$ 6,696,500
1-10	DNT	DALLAS NORTH TOLLWAY	MARILEE RD TO 1433.2 FT N OF RAZOR DR	Widening	$ 3,127,000
1-11	DNT	DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR TO RAZOR DR	Widening	$ 657,000
1-12	DNT	DALLAS NORTH TOLLWAY	RAZOR DR TO GA MOORE PKWY	Widening	$ 2,360,000
1-13	P6D	CELINA PKWY	MARILEE RD TO 2720 FT S OF MARILEE RD	Widening	$ 7,855,000
1-14	P6D	CELINA PKWY	MARILEE RD TO CR 58	New Build	$ 41,008,000
1-15	P6D (1/2)	CELINA PKWY	CR 58 TO ANGEL AVE	Widening	$ 2,703,000
1-16	P6D (1/2)	CELINA PKWY	ANGEL AVE TO STELZER PKWY	Widening	$ 3,721,000
1-17	P6D (1/2)	CELINA PKWY	CR 58 TO STELZER PKWY	Widening	$ 1,059,000
1-18	P6D (1/2)	CELINA PKWY	LEGACY DR TO CR 58	Widening	$ 8,635,000
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	Widening	$ 5,985,500
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	Widening	$ 5,653,000
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	Widening	$ 5,761,500
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	Widening	$ 267,000
				ROADWAY TOTAL	**$ 247,307,500**

Intersections

Type	Intersection	Project Cost
Int. Improvements	CR 10 & Marilee Road	$ 1,800,000
Int. Improvements	Oklahoma Dr & Legacy Dr	$ 750,000
Int. Improvements	Legacy Dr & GA Moore Parkway	$ 750,000
Int. Improvements	CR 10 & GA Moore Pkwy	$ 1,800,000
Int. Improvements	Preston Rd & Marilee Rd	$ 1,800,000
Int. Improvements	Preston Rd & Stallcup Blvd	$ 750,000
Int. Improvements	Preston Rd & SA2_RD1	$ 1,800,000
Int. Improvements	Preston Rd & Legacy Dr	$ 1,050,000
Int. Improvements	Preston Rd & Carl Darnall Pkwy	$ 900,000
Int. Improvements	Marilee Rd & Cashon Cir E	$ 750,000
Int. Improvements	Marilee Rd & Cashon Cir W	$ 750,000
	INTERSECTION TOTAL	**$ 12,900,000**

SERVICE AREA TOTAL $ 260,207,500

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-1**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	6,665		
Service Area(s):	1		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	20,736	cy	$ 15.00	$ 311,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	41,471	sy	$ 15.00	$ 622,067
304	10" Concrete Pavement w/ 6" Curb	37,028	sy	$ 90.00	$ 3,332,500
404	4" Topsoil	27,401	sy	$ 5.00	$ 137,003
504	5" Concrete Sidewalk	133,300	sf	$ 7.00	$ 933,100
604	Moisture Conditioning	41,471	sy	$ 15.00	$ 622,067
704	Street Lighting	6,665	lf	$ 160.00	$ 1,066,400
				Paving Construction Cost Subtotal:	**$ 7,024,169**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 561,934
√	Traffic Control	Construction Phase Traffic Control	3%	$ 210,725
√	Pavement Markings/Signs		4%	$ 280,967
√	Roadway Drainage	Standard Internal System	25%	$ 1,756,042
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,381,190	$ 2,381,190
√	Water	Minor Adjustments	5%	$ 351,208
√	Sewer	Minor Adjustments	2%	$ 140,483
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 421,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,104,000**

Paving and Allowance Subtotal:		**$ 13,128,169**
Construction Contingency:	15%	$ 1,969,225
Annual Inflation (5 Years):	4%	$ 3,270,894
Construction Cost TOTAL:		**$ 18,369,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 18,369,000**
Engineering/Survey/Testing:		18%	$ 3,306,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,836,900
		Impact Fee Project Cost TOTAL:	**$ 23,512,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-2**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CELINA PKWY TO CASHON CIR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	6,045			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	18,807	cy	$ 15.00	$ 282,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	37,613	sy	$ 15.00	$ 564,200
304	10" Concrete Pavement w/ 6" Curb	33,583	sy	$ 90.00	$ 3,022,500
404	4" Topsoil	24,852	sy	$ 5.00	$ 124,258
504	5" Concrete Sidewalk	120,900	sf	$ 7.00	$ 846,300
604	Moisture Conditioning	37,613	sy	$ 15.00	$ 564,200
704	Street Lighting	6,045	lf	$ 160.00	$ 967,200
				Paving Construction Cost Subtotal:	**$ 6,370,758**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 509,661
√	Traffic Control	Construction Phase Traffic Control	3%	$ 191,123
√	Pavement Markings/Signs		4%	$ 254,830
√	Roadway Drainage	Standard Internal System	25%	$ 1,592,690
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$18,844,245	$ 18,844,245
√	Water	Minor Adjustments	5%	$ 318,538
√	Sewer	Minor Adjustments	2%	$ 127,415
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 382,246
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 22,220,747**

Paving and Allowance Subtotal:		**$ 28,591,505**
Construction Contingency:	15%	$ 4,288,726
Annual Inflation (5 Years):	4%	$ 7,123,597
Construction Cost TOTAL:		**$ 40,004,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 40,004,000**
Engineering/Survey/Testing:		18%	$ 7,200,720
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 4,000,400
		Impact Fee Project Cost TOTAL:	**$ 51,205,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-3**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,195		
Service Area(s):	1		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,051	cy	$ 15.00	$ 195,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	26,102	sy	$ 15.00	$ 391,533
304	10" Concrete Pavement w/ 6" Curb	23,306	sy	$ 90.00	$ 2,097,500
404	4" Topsoil	17,246	sy	$ 5.00	$ 86,231
504	5" Concrete Sidewalk	83,900	sf	$ 7.00	$ 587,300
604	Moisture Conditioning	26,102	sy	$ 15.00	$ 391,533
704	Street Lighting	4,195	lf	$ 160.00	$ 671,200
				Paving Construction Cost Subtotal:	**$ 4,421,064**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 353,685
√	Traffic Control	Construction Phase Traffic Control	3%	$ 132,632
√	Pavement Markings/Signs		4%	$ 176,843
√	Roadway Drainage	Standard Internal System	25%	$ 1,105,266
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 221,053
√	Sewer	Minor Adjustments	2%	$ 88,421
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 265,264
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,343,164**

Paving and Allowance Subtotal:		**$ 6,764,228**
Construction Contingency:	15%	$ 1,014,634
Annual Inflation (5 Years):	4%	$ 1,685,313
Construction Cost TOTAL:		**$ 9,465,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,465,000**
Engineering/Survey/Testing:		18%	$ 1,703,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 946,500
		Impact Fee Project Cost TOTAL:	**$ 12,115,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-4**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CASHON CIR TO PRESTON RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,035			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,442	cy	$ 15.00	$ 141,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,884	sy	$ 15.00	$ 283,267
304	10" Concrete Pavement w/ 6" Curb	16,861	sy	$ 90.00	$ 1,517,500
404	4" Topsoil	12,477	sy	$ 5.00	$ 62,386
504	5" Concrete Sidewalk	60,700	sf	$ 7.00	$ 424,900
604	Moisture Conditioning	18,884	sy	$ 15.00	$ 283,267
704	Street Lighting	3,035	lf	$ 160.00	$ 485,600
				Paving Construction Cost Subtotal:	**$ 3,198,553**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 255,884
√	Traffic Control	Construction Phase Traffic Control	3%	$ 95,957
√	Pavement Markings/Signs		4%	$ 127,942
√	Roadway Drainage	Standard Internal System	25%	$ 799,638
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 159,928
√	Sewer	Minor Adjustments	2%	$ 63,971
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 191,913
√	Other:	At-Grade Railroad Crossing	-	$ 1,200,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,895,233**

Paving and Allowance Subtotal:		**$ 6,093,786**
Construction Contingency:	15%	$ 914,068
Annual Inflation (5 Years):	4%	$ 1,518,272
Construction Cost TOTAL:		**$ 8,527,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,527,000**
Engineering/Survey/Testing:		18%	$ 1,534,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 852,700
		Impact Fee Project Cost TOTAL:	**$ 10,915,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-5**
Name:	CASHON CIR	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	MARILEE @ CASHON W TO MARILEE @ CASHON E		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	6,750		
Service Area(s):	1		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	15,000	cy	$ 15.00	$ 225,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	30,000	sy	$ 12.00	$ 360,000
301	9" Concrete Pavement w/ 6" Curb	27,750	sy	$ 80.00	$ 2,220,000
401	4" Topsoil	11,250	sy	$ 5.00	$ 56,250
501	5" Concrete Sidewalk	108,000	sf	$ 7.00	$ 756,000
601	Moisture Conditioning	30,000	sy	$ 15.00	$ 450,000
701	Street Lighting	6,750	lf	$ 160.00	$ 1,080,000
				Paving Construction Cost Subtotal:	**$ 5,147,250**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 411,780
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 205,890
√	Roadway Drainage	Standard Internal System	35%	$ 1,801,538
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 257,363
√	Sewer	Minor Adjustments	2%	$ 102,945
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 308,835
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,088,350**

Paving and Allowance Subtotal:		**$ 8,235,600**
Construction Contingency:	15%	$ 1,235,340
Annual Inflation (5 Years):	4%	$ 2,051,907
Construction Cost TOTAL:		**$ 11,523,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,523,000**
Engineering/Survey/Testing:		18%	$ 2,074,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,304,600
		Impact Fee Project Cost TOTAL:	**$ 15,902,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-6, 3-3**
Name:	G A MOORE PKWY (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	DALLAS NORTH TOLLWAY TO LEGACY DR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	5,520			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,173	cy	$ 15.00	$ 257,600
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	34,347	sy	$ 15.00	$ 515,200
304	10" Concrete Pavement w/ 6" Curb	30,667	sy	$ 90.00	$ 2,760,000
404	4" Topsoil	22,693	sy	$ 5.00	$ 113,467
504	5" Concrete Sidewalk	110,400	sf	$ 7.00	$ 772,800
604	Moisture Conditioning	34,347	sy	$ 15.00	$ 515,200
704	Street Lighting	5,520	lf	$ 160.00	$ 883,200
				Paving Construction Cost Subtotal:	**$ 5,817,467**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 465,397
√	Traffic Control	Construction Phase Traffic Control	3%	$ 174,524
√	Pavement Markings/Signs		4%	$ 232,699
√	Roadway Drainage	Standard Internal System	25%	$ 1,454,367
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$13,137,600	$ 13,137,600
√	Water	Minor Adjustments	5%	$ 290,873
√	Sewer	Minor Adjustments	2%	$ 116,349
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 349,048
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 16,220,857**

Paving and Allowance Subtotal:		**$ 22,038,324**
Construction Contingency:	15%	$ 3,305,749
Annual Inflation (5 Years):	4%	$ 5,490,867
Construction Cost TOTAL:		**$ 30,835,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 30,835,000**
Engineering/Survey/Testing:		18%	$ 5,550,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,083,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 19,734,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-7, 3-1**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	GA MOORE PKWY TO CELINA PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	6,575			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	10,228	cy	$ 15.00	$ 153,417
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,456	sy	$ 15.00	$ 306,833
305	10" Concrete Pavement w/ 6" Curb	18,264	sy	$ 90.00	$ 1,643,750
405	4" Topsoil	8,767	sy	$ 5.00	$ 43,833
505	5" Concrete Sidewalk	65,750	sf	$ 7.00	$ 460,250
605	Moisture Conditioning	20,456	sy	$ 15.00	$ 306,833
705	Street Lighting	6,575	lf	$ 160.00	$ 1,052,000
				Paving Construction Cost Subtotal:	**$ 3,966,917**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 317,353
√	Traffic Control	Construction Phase Traffic Control	3%	$ 119,008
√	Pavement Markings/Signs		4%	$ 158,677
√	Roadway Drainage	Standard Internal System	25%	$ 991,729
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,873,850	$ 2,873,850
√	Water	Minor Adjustments	5%	$ 198,346
√	Sewer	Minor Adjustments	2%	$ 79,338
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 238,015
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,976,316**

Paving and Allowance Subtotal:		**$ 8,943,233**
Construction Contingency:	15%	$ 1,341,485
Annual Inflation (5 Years):	4%	$ 2,228,214
Construction Cost TOTAL:		**$ 12,513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,513,000**
Engineering/Survey/Testing:		18%	$ 2,252,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,251,300
		Impact Fee Project Cost TOTAL:	**$ 16,017,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-8**
Name:	G A MOORE PKWY (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	RILEY RD TO DALLAS NORTH TOLLWAY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,675			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,211	cy	$ 15.00	$ 78,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,422	sy	$ 15.00	$ 156,333
304	10" Concrete Pavement w/ 6" Curb	9,306	sy	$ 90.00	$ 837,500
404	4" Topsoil	6,886	sy	$ 5.00	$ 34,431
504	5" Concrete Sidewalk	33,500	sf	$ 7.00	$ 234,500
604	Moisture Conditioning	10,422	sy	$ 15.00	$ 156,333
704	Street Lighting	1,675	lf	$ 160.00	$ 268,000
				Paving Construction Cost Subtotal:	**$ 1,765,264**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 141,221
√	Traffic Control	Construction Phase Traffic Control	3%	$ 52,958
√	Pavement Markings/Signs		4%	$ 70,611
√	Roadway Drainage	Standard Internal System	25%	$ 441,316
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,263
√	Sewer	Minor Adjustments	2%	$ 35,305
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 105,916
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 935,590**

Paving and Allowance Subtotal:		**$ 2,700,854**
Construction Contingency:	15%	$ 405,128
Annual Inflation (5 Years):	4%	$ 672,920
Construction Cost TOTAL:		**$ 3,779,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,779,000**
Engineering/Survey/Testing:		18%	$ 680,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 377,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,418,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-9, 3-2**
Name:	LEGACY DR (BUS 289)	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**		
Limits:	LOUISIANA TO PRESTON RD			
Impact Fee Class:	M4D (1/2)			
Existing Lanes:	2UD			
Length (lf):	5,105			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	7,941	cy	$ 15.00	$ 119,117
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,882	sy	$ 15.00	$ 238,233
303	10" Concrete Pavement w/ 6" Curb	14,181	sy	$ 90.00	$ 1,276,250
403	4" Topsoil	6,807	sy	$ 5.00	$ 34,033
503	5" Concrete Sidewalk	51,050	sf	$ 7.00	$ 357,350
603	Moisture Conditioning	15,882	sy	$ 15.00	$ 238,233
703	Street Lighting	5,105	lf	$ 160.00	$ 816,800
				Paving Construction Cost Subtotal:	**$ 3,080,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 246,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,401
√	Pavement Markings/Signs		4%	$ 123,201
√	Roadway Drainage	Standard Internal System	25%	$ 770,004
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,765,365	$ 1,765,365
√	Water	Minor Adjustments	5%	$ 154,001
√	Sewer	Minor Adjustments	2%	$ 61,600
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,801
√	Other:	At-Grade Railroad Crossing	-	$ 1,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,397,774**

Paving and Allowance Subtotal:		**$ 7,477,791**
Construction Contingency:	15%	$ 1,121,669
Annual Inflation (5 Years):	4%	$ 1,863,098
Construction Cost TOTAL:		**$ 10,463,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,463,000**
Engineering/Survey/Testing:		18%	$ 1,883,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,046,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,696,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-10**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	MARILEE RD TO 1433.2 FT N OF RAZOR DR			
Impact Fee Class:	DNT			
Existing Lanes:	2UD			
Length (lf):	6,935			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	6,164	cy	$ 15.00	$ 92,467
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,329	sy	$ 15.00	$ 184,933
307	10" Concrete Pavement w/ 6" Curb	10,017	sy	$ 90.00	$ 901,550
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	12,329	sy	$ 15.00	$ 184,933
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,363,883**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 109,111
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,917
√	Pavement Markings/Signs		4%	$ 54,555
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 68,194
√	Sewer	Minor Adjustments	2%	$ 27,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 81,833
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 381,887**

Paving and Allowance Subtotal:		**$ 1,745,771**
Construction Contingency:	15%	$ 261,866
Annual Inflation (5 Years):	4%	$ 434,960
Construction Cost TOTAL:		**$ 2,443,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,443,000**
Engineering/Survey/Testing:		18%	$ 439,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 244,300
		Impact Fee Project Cost TOTAL:	**$ 3,127,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-11**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	1433.2 FT N OF RAZOR DR TO RAZOR DR			
Impact Fee Class:	DNT			
Existing Lanes:	2UD			
Length (lf):	1,455			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	1,293	cy	$ 15.00	$ 19,400
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,587	sy	$ 15.00	$ 38,800
307	10" Concrete Pavement w/ 6" Curb	2,102	sy	$ 90.00	$ 189,150
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	2,587	sy	$ 15.00	$ 38,800
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 286,150**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 22,892
√	Traffic Control	Construction Phase Traffic Control	3%	$ 8,585
√	Pavement Markings/Signs		4%	$ 11,446
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 14,308
√	Sewer	Minor Adjustments	2%	$ 5,723
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 17,169
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 80,122**

Paving and Allowance Subtotal:		**$ 366,272**
Construction Contingency:	15%	$ 54,941
Annual Inflation (5 Years):	4%	$ 91,257
Construction Cost TOTAL:		**$ 513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 513,000**
Engineering/Survey/Testing:		18%	$ 92,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 51,300
		Impact Fee Project Cost TOTAL:	**$ 657,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-12**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	RAZOR DR TO GA MOORE PKWY			
Impact Fee Class:	DNT			
Existing Lanes:	2UD			
Length (lf):	5,235			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	4,653	cy	$ 15.00	$ 69,800
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,307	sy	$ 15.00	$ 139,600
307	10" Concrete Pavement w/ 6" Curb	7,562	sy	$ 90.00	$ 680,550
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	9,307	sy	$ 15.00	$ 139,600
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,029,550**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 82,364
√	Traffic Control	Construction Phase Traffic Control	3%	$ 30,887
√	Pavement Markings/Signs		4%	$ 41,182
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,478
√	Sewer	Minor Adjustments	2%	$ 20,591
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 61,773
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 288,274**

Paving and Allowance Subtotal:		**$ 1,317,824**
Construction Contingency:	15%	$ 197,674
Annual Inflation (5 Years):	4%	$ 328,337
Construction Cost TOTAL:		**$ 1,844,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,844,000**
Engineering/Survey/Testing:		18%	$ 331,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 184,400
		Impact Fee Project Cost TOTAL:	**$ 2,360,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-13**
Name:	CELINA PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MARILEE RD TO 2720 FT S OF MARILEE RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,720			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,462	cy	$ 15.00	$ 126,933
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,924	sy	$ 15.00	$ 253,867
304	10" Concrete Pavement w/ 6" Curb	15,111	sy	$ 90.00	$ 1,360,000
404	4" Topsoil	11,182	sy	$ 5.00	$ 55,911
504	5" Concrete Sidewalk	54,400	sf	$ 7.00	$ 380,800
604	Moisture Conditioning	16,924	sy	$ 15.00	$ 253,867
704	Street Lighting	2,720	lf	$ 160.00	$ 435,200
				Paving Construction Cost Subtotal:	**$ 2,866,578**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 229,326
√	Traffic Control	Construction Phase Traffic Control	3%	$ 85,997
√	Pavement Markings/Signs		4%	$ 114,663
√	Roadway Drainage	Standard Internal System	25%	$ 716,644
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 143,329
√	Sewer	Minor Adjustments	2%	$ 57,332
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 171,995
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,519,286**

Paving and Allowance Subtotal:		**$ 4,385,864**
Construction Contingency:	15%	$ 657,880
Annual Inflation (5 Years):	4%	$ 1,092,742
Construction Cost TOTAL:		**$ 6,137,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,137,000**
Engineering/Survey/Testing:		18%	$ 1,104,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 613,700
		Impact Fee Project Cost TOTAL:	**$ 7,855,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-14**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	MARILEE RD TO CR 58			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,905			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,038	cy	$ 15.00	$ 135,567
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,076	sy	$ 15.00	$ 271,133
304	10" Concrete Pavement w/ 6" Curb	16,139	sy	$ 90.00	$ 1,452,500
404	4" Topsoil	11,943	sy	$ 5.00	$ 59,714
504	5" Concrete Sidewalk	58,100	sf	$ 7.00	$ 406,700
604	Moisture Conditioning	18,076	sy	$ 15.00	$ 271,133
704	Street Lighting	2,905	lf	$ 160.00	$ 464,800
				Paving Construction Cost Subtotal:	**$ 3,061,547**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 244,924
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 122,462
√	Roadway Drainage	Standard Internal System	35%	$ 1,071,542
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$16,339,890	$ 16,339,890
√	Water	Minor Adjustments	5%	$ 153,077
√	Sewer	Minor Adjustments	2%	$ 61,231
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 183,693
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 18,176,818**

Paving and Allowance Subtotal:		**$ 21,238,366**
Construction Contingency:	15%	$ 3,185,755
Annual Inflation (5 Years):	4%	$ 5,291,557
Construction Cost TOTAL:		**$ 29,716,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 29,716,000**
Engineering/Survey/Testing:		18%	$ 5,348,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 5,943,200
		Impact Fee Project Cost TOTAL:	**$ 41,008,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-15**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 58 TO ANGEL AVE			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2UD			
Length (lf):	1,635			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,543	cy	$ 15.00	$ 38,150
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,087	sy	$ 15.00	$ 76,300
305	10" Concrete Pavement w/ 6" Curb	4,542	sy	$ 90.00	$ 408,750
405	4" Topsoil	2,180	sy	$ 5.00	$ 10,900
505	5" Concrete Sidewalk	16,350	sf	$ 7.00	$ 114,450
605	Moisture Conditioning	5,087	sy	$ 15.00	$ 76,300
705	Street Lighting	1,635	lf	$ 160.00	$ 261,600
				Paving Construction Cost Subtotal:	**$ 986,450**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 78,916
√	Traffic Control	Construction Phase Traffic Control	3%	$ 29,594
√	Pavement Markings/Signs		4%	$ 39,458
√	Roadway Drainage	Standard Internal System	25%	$ 246,613
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 49,323
√	Sewer	Minor Adjustments	2%	$ 19,729
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 59,187
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 522,819**

Paving and Allowance Subtotal:		**$ 1,509,269**
Construction Contingency:	15%	$ 226,390
Annual Inflation (5 Years):	4%	$ 376,036
Construction Cost TOTAL:		**$ 2,112,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,112,000**
Engineering/Survey/Testing:		18%	$ 380,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 211,200
		Impact Fee Project Cost TOTAL:	**$ 2,703,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-16**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	ANGEL AVE TO STELZER PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2UD			
Length (lf):	2,250			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,500	cy	$ 15.00	$ 52,500
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,000	sy	$ 15.00	$ 105,000
305	10" Concrete Pavement w/ 6" Curb	6,250	sy	$ 90.00	$ 562,500
405	4" Topsoil	3,000	sy	$ 5.00	$ 15,000
505	5" Concrete Sidewalk	22,500	sf	$ 7.00	$ 157,500
605	Moisture Conditioning	7,000	sy	$ 15.00	$ 105,000
705	Street Lighting	2,250	lf	$ 160.00	$ 360,000
				Paving Construction Cost Subtotal:	**$ 1,357,500**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 108,600
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,725
√	Pavement Markings/Signs		4%	$ 54,300
√	Roadway Drainage	Standard Internal System	25%	$ 339,375
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 67,875
√	Sewer	Minor Adjustments	2%	$ 27,150
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 81,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 719,475**

Paving and Allowance Subtotal:		**$ 2,076,975**
Construction Contingency:	15%	$ 311,546
Annual Inflation (5 Years):	4%	$ 517,480
Construction Cost TOTAL:		**$ 2,907,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,907,000**
Engineering/Survey/Testing:		18%	$ 523,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 290,700
		Impact Fee Project Cost TOTAL:	**$ 3,721,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-17**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 58 TO STELZER PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2UD			
Length (lf):	640			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	996	cy	$ 15.00	$ 14,933
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	1,991	sy	$ 15.00	$ 29,867
305	10" Concrete Pavement w/ 6" Curb	1,778	sy	$ 90.00	$ 160,000
405	4" Topsoil	853	sy	$ 5.00	$ 4,267
505	5" Concrete Sidewalk	6,400	sf	$ 7.00	$ 44,800
605	Moisture Conditioning	1,991	sy	$ 15.00	$ 29,867
705	Street Lighting	640	lf	$ 160.00	$ 102,400
				Paving Construction Cost Subtotal:	**$ 386,133**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 30,891
√	Traffic Control	Construction Phase Traffic Control	3%	$ 11,584
√	Pavement Markings/Signs		4%	$ 15,445
√	Roadway Drainage	Standard Internal System	25%	$ 96,533
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 19,307
√	Sewer	Minor Adjustments	2%	$ 7,723
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 23,168
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 204,651**

Paving and Allowance Subtotal:		**$ 590,784**
Construction Contingency:	15%	$ 88,618
Annual Inflation (5 Years):	4%	$ 147,194
Construction Cost TOTAL:		**$ 827,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 827,000**
Engineering/Survey/Testing:		18%	$ 148,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 82,700
		Impact Fee Project Cost TOTAL:	**$ 1,059,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-18**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LEGACY DR TO CR 58			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	2,465			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,834	cy	$ 15.00	$ 57,517
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,669	sy	$ 15.00	$ 115,033
305	10" Concrete Pavement w/ 6" Curb	6,847	sy	$ 90.00	$ 616,250
405	4" Topsoil	3,287	sy	$ 5.00	$ 16,433
505	5" Concrete Sidewalk	24,650	sf	$ 7.00	$ 172,550
605	Moisture Conditioning	7,669	sy	$ 15.00	$ 115,033
705	Street Lighting	2,465	lf	$ 160.00	$ 394,400
				Paving Construction Cost Subtotal:	**$ 1,487,217**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 118,977
√	Traffic Control	Construction Phase Traffic Control	3%	$ 44,617
√	Pavement Markings/Signs		4%	$ 59,489
√	Roadway Drainage	Standard Internal System	25%	$ 371,804
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,545,410	$ 2,545,410
√	Water	Minor Adjustments	5%	$ 74,361
√	Sewer	Minor Adjustments	2%	$ 29,744
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 89,233
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,333,635**

Paving and Allowance Subtotal:		**$ 4,820,852**
Construction Contingency:	15%	$ 723,128
Annual Inflation (5 Years):	4%	$ 1,201,119
Construction Cost TOTAL:		**$ 6,746,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,746,000**
Engineering/Survey/Testing:		18%	$ 1,214,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 674,600
		Impact Fee Project Cost TOTAL:	**$ 8,635,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-19, 2-17**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MARILEE RD TO STALLCUP BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,990			
Service Area(s):	1, 2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,413	cy	$ 15.00	$ 186,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,827	sy	$ 15.00	$ 372,400
304	10" Concrete Pavement w/ 6" Curb	22,167	sy	$ 90.00	$ 1,995,000
404	4" Topsoil	16,403	sy	$ 5.00	$ 82,017
504	5" Concrete Sidewalk	79,800	sf	$ 7.00	$ 558,600
604	Moisture Conditioning	24,827	sy	$ 15.00	$ 372,400
704	Street Lighting	3,990	lf	$ 160.00	$ 638,400
				Paving Construction Cost Subtotal:	**$ 4,205,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 336,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 126,151
√	Pavement Markings/Signs		4%	$ 168,201
√	Roadway Drainage	Standard Internal System	25%	$ 1,051,254
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 210,251
√	Sewer	Minor Adjustments	2%	$ 84,100
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 252,301
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,478,659**

Paving and Allowance Subtotal:		**$ 6,683,676**
Construction Contingency:	15%	$ 1,002,551
Annual Inflation (5 Years):	4%	$ 1,665,243
Construction Cost TOTAL:		**$ 9,352,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,352,000**
Engineering/Survey/Testing:		18%	$ 1,683,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 935,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,985,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-20, 2-18**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	STALLCUP BLVD TO CARL DARNALL PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,915		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,180	cy	$ 15.00	$ 182,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,360	sy	$ 15.00	$ 365,400
304	10" Concrete Pavement w/ 6" Curb	21,750	sy	$ 90.00	$ 1,957,500
404	4" Topsoil	16,095	sy	$ 5.00	$ 80,475
504	5" Concrete Sidewalk	78,300	sf	$ 7.00	$ 548,100
604	Moisture Conditioning	24,360	sy	$ 15.00	$ 365,400
704	Street Lighting	3,915	lf	$ 160.00	$ 626,400
				Paving Construction Cost Subtotal:	**$ 4,125,975**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 330,078
√	Traffic Control	Construction Phase Traffic Control	3%	$ 123,779
√	Pavement Markings/Signs		4%	$ 165,039
√	Roadway Drainage	Standard Internal System	25%	$ 1,031,494
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 206,299
√	Sewer	Minor Adjustments	2%	$ 82,520
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 247,559
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,186,767**

Paving and Allowance Subtotal:		**$ 6,312,742**
Construction Contingency:	15%	$ 946,911
Annual Inflation (5 Years):	4%	$ 1,572,825
Construction Cost TOTAL:		**$ 8,833,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,833,000**
Engineering/Survey/Testing:		18%	$ 1,589,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 883,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,653,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-21, 2-19**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,990		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,413	cy	$ 15.00	$ 186,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,827	sy	$ 15.00	$ 372,400
304	10" Concrete Pavement w/ 6" Curb	22,167	sy	$ 90.00	$ 1,995,000
404	4" Topsoil	16,403	sy	$ 5.00	$ 82,017
504	5" Concrete Sidewalk	79,800	sf	$ 7.00	$ 558,600
604	Moisture Conditioning	24,827	sy	$ 15.00	$ 372,400
704	Street Lighting	3,990	lf	$ 160.00	$ 638,400
				Paving Construction Cost Subtotal:	**$ 4,205,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 336,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 126,151
√	Pavement Markings/Signs		4%	$ 168,201
√	Roadway Drainage	Standard Internal System	25%	$ 1,051,254
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 210,251
√	Sewer	Minor Adjustments	2%	$ 84,100
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 252,301
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,228,659**

Paving and Allowance Subtotal:		**$ 6,433,676**
Construction Contingency:	15%	$ 965,051
Annual Inflation (5 Years):	4%	$ 1,602,956
Construction Cost TOTAL:		**$ 9,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,002,000**
Engineering/Survey/Testing:		18%	$ 1,620,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 900,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,761,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-22, 2-20**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	494.2 FT NORTH OF LEGACY TO LEGACY DR		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	495		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	880	cy	$ 15.00	$ 13,200
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	1,760	sy	$ 15.00	$ 26,400
306	10" Concrete Pavement w/ 6" Curb	1,430	sy	$ 90.00	$ 128,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	1,760	sy	$ 15.00	$ 26,400
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 194,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 15,576
√	Traffic Control	Construction Phase Traffic Control	3%	$ 5,841
√	Pavement Markings/Signs		4%	$ 7,788
√	Roadway Drainage	Standard Internal System	25%	$ 48,675
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 9,735
√	Sewer	Minor Adjustments	2%	$ 3,894
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 11,682
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 103,191**

Paving and Allowance Subtotal:		**$ 297,891**
Construction Contingency:	15%	$ 44,684
Annual Inflation (5 Years):	4%	$ 74,220
Construction Cost TOTAL:		**$ 417,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 417,000**
Engineering/Survey/Testing:		18%	$ 75,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 41,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 267,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 2

#	Class	Project	Limits	Status	Project Cost
2-1	P6D	MARILEE RD	PRESTON RD TO HUFFINES BLVD	Widening	$ 9,617,000
2-2	P6D	MARILEE RD	HUFFINES BLVD TO 1780 FT OF HUFFINES	Widening	$ 5,140,000
2-3	M4D	STALLCUP BLVD	PRESTON RD TO WATERFRONT BLVD	New Build	$ 7,700,000
2-4	M4D	STALLCUP BLVD	WATERFRONT BLVD TO HUFFINES BLVD	New Build	$ 8,270,000
2-5	M4D	STALLCUP BLVD	HUFFINES BLVD TO CUSTER RD (CR 132)	New Build	$ 13,662,000
2-6	C2U	CR 106	PRESTON RD TO COIT RD	Widening	$ 5,507,000
2-7	C2U	CR 106	COIT RD TO CLARK WAY	Widening	$ 2,916,000
2-8	P6D	CARL DARNALL PKWY	COIT RD TO 875 EAST OF COIT RD	New Build	$ 1,482,000
2-9	P6D	CARL DARNALL PKWY	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY	New Build	$ 6,043,000
2-10	C2U	CLARK WAY	STALLCUP BLVD TO CR 106	New Build	$ 2,850,000
2-11	C2U	CLARK WAY	CR 106 TO 925 FT S OF CR 106	New Build	$ 2,180,000
2-12	C2U	CLARK WAY	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY	New Build	$ 989,000
2-13	M4D (1/2)	LEGACY DR	2010 FT WEST OF COIT TO COIT RD	Widening	$ 3,324,000
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	Widening	$ 8,968,000
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	Widening	$ 7,683,000
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	Widening	$ 3,697,000
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	Widening	$ 5,985,500
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	Widening	$ 5,653,000
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	Widening	$ 5,761,500
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	Widening	$ 223,500
2-21	C2U	HUFFINES BLVD	MARILEE RD TO STALLCUP BLVD	New Build	$ 6,103,000
2-22	C2U	COIT RD	CARL DARNALL PKWY TO STALLCUP BLVD	New Build	$ 1,508,000
2-23	M4D	COIT RD	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY	New Build	$ 4,787,000
2-24	M4D	COIT RD	1460 FT NORTH OF LEGACY TO LEGACY DR	New Build	$ 4,754,000
2-25, 3-77	P6D	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	Widening	$ 2,953,000

ROADWAY TOTAL $ 127,756,500

Intersections

Type	Intersection	Project Cost
Int. Improvements	Coit Road & Carl Darnall Pkwy	$ 750,000
Int. Improvements	Coit Road & Legacy Dr	$ 750,000
Int. Improvements	Preston Rd & Robinson Dr	$ 150,000
Int. Improvements	GA Moore Pkwy & Celina Pkwy	$ 750,000
Int. Improvements	SA2_Rd1 & SA2_Rd2	$ 450,000
Int. Improvements	Carl Darnall Pkwy & SA2_Rd2	$ 750,000
Int. Improvements	Marilee Rd & SA2_RD2	$ 750,000
Int. Improvements	Stallcup Blvd & SA2_RD2 E	$ 750,000
Int. Improvements	Stallcup Blvd & SA2_RD2 W	$ 750,000
Int. Improvements	Preston Rd & Marilee Rd	$ 1,800,000
Int. Improvements	Preston Rd & Stallcup Blvd	$ 750,000
Int. Improvements	Preston Rd & SA2_RD1	$ 1,800,000
Int. Improvements	Preston Rd & Legacy Dr	$ 1,050,000
Int. Improvements	GA Moore Pkwy & Celina Pkwy	$ 750,000
Int. Improvements	Preston Rd & Carl Darnall Pkwy	$ 900,000

INTERSECTION TOTAL $ 12,900,000

SERVICE AREA TOTAL $ 140,656,500

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-1**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	PRESTON RD TO HUFFINES BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,330			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,360	cy	$ 15.00	$ 155,400
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,720	sy	$ 15.00	$ 310,800
304	10" Concrete Pavement w/ 6" Curb	18,500	sy	$ 90.00	$ 1,665,000
404	4" Topsoil	13,690	sy	$ 5.00	$ 68,450
504	5" Concrete Sidewalk	66,600	sf	$ 7.00	$ 466,200
604	Moisture Conditioning	20,720	sy	$ 15.00	$ 310,800
704	Street Lighting	3,330	lf	$ 160.00	$ 532,800
				Paving Construction Cost Subtotal:	**$ 3,509,450**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 280,756
√	Traffic Control	Construction Phase Traffic Control	3%	$ 105,284
√	Pavement Markings/Signs		4%	$ 140,378
√	Roadway Drainage	Standard Internal System	25%	$ 877,363
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 175,473
√	Sewer	Minor Adjustments	2%	$ 70,189
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 210,567
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,860,009**

Paving and Allowance Subtotal:		**$ 5,369,459**
Construction Contingency:	15%	$ 805,419
Annual Inflation (5 Years):	4%	$ 1,337,805
Construction Cost TOTAL:		**$ 7,513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,513,000**
Engineering/Survey/Testing:		18%	$ 1,352,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 751,300
		Impact Fee Project Cost TOTAL:	**$ 9,617,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-2**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	HUFFINES BLVD TO 1780 FT OF HUFFINES			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,780			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,538	cy	$ 15.00	$ 83,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,076	sy	$ 15.00	$ 166,133
304	10" Concrete Pavement w/ 6" Curb	9,889	sy	$ 90.00	$ 890,000
404	4" Topsoil	7,318	sy	$ 5.00	$ 36,589
504	5" Concrete Sidewalk	35,600	sf	$ 7.00	$ 249,200
604	Moisture Conditioning	11,076	sy	$ 15.00	$ 166,133
704	Street Lighting	1,780	lf	$ 160.00	$ 284,800
				Paving Construction Cost Subtotal:	**$ 1,875,922**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 150,074
√	Traffic Control	Construction Phase Traffic Control	3%	$ 56,278
√	Pavement Markings/Signs		4%	$ 75,037
√	Roadway Drainage	Standard Internal System	25%	$ 468,981
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 93,796
√	Sewer	Minor Adjustments	2%	$ 37,518
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 112,555
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 994,239**

Paving and Allowance Subtotal:		**$ 2,870,161**
Construction Contingency:	15%	$ 430,524
Annual Inflation (5 Years):	4%	$ 715,103
Construction Cost TOTAL:		**$ 4,016,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,016,000**
Engineering/Survey/Testing:		18%	$ 722,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 401,600
		Impact Fee Project Cost TOTAL:	**$ 5,140,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-3**
Name:	STALLCUP BLVD	**This project consists of the construction**		
Limits:	PRESTON RD TO WATERFRONT BLVD	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,365			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,358	cy	$ 15.00	$ 110,367
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	14,716	sy	$ 15.00	$ 220,733
302	10" Concrete Pavement w/ 6" Curb	13,139	sy	$ 90.00	$ 1,182,500
402	4" Topsoil	9,723	sy	$ 5.00	$ 48,614
502	5" Concrete Sidewalk	47,300	sf	$ 7.00	$ 331,100
602	Moisture Conditioning	14,716	sy	$ 15.00	$ 220,733
702	Street Lighting	2,365	lf	$ 160.00	$ 378,400
				Paving Construction Cost Subtotal:	**$ 2,492,447**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 199,396
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 99,698
√	Roadway Drainage	Standard Internal System	35%	$ 872,357
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 124,622
√	Sewer	Minor Adjustments	2%	$ 49,849
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 149,547
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,495,468**

Paving and Allowance Subtotal:		**$ 3,987,916**
Construction Contingency:	15%	$ 598,187
Annual Inflation (5 Years):	4%	$ 993,593
Construction Cost TOTAL:		**$ 5,580,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,580,000**
Engineering/Survey/Testing:		18%	$ 1,004,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,116,000
		Impact Fee Project Cost TOTAL:	**$ 7,700,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-4**
Name:	STALLCUP BLVD	**This project consists of the construction**		
Limits:	WATERFRONT BLVD TO HUFFINES BLVD	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,540			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,902	cy	$ 15.00	$ 118,533
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,804	sy	$ 15.00	$ 237,067
302	10" Concrete Pavement w/ 6" Curb	14,111	sy	$ 90.00	$ 1,270,000
402	4" Topsoil	10,442	sy	$ 5.00	$ 52,211
502	5" Concrete Sidewalk	50,800	sf	$ 7.00	$ 355,600
602	Moisture Conditioning	15,804	sy	$ 15.00	$ 237,067
702	Street Lighting	2,540	lf	$ 160.00	$ 406,400
				Paving Construction Cost Subtotal:	**$ 2,676,878**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 214,150
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 107,075
√	Roadway Drainage	Standard Internal System	35%	$ 936,907
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 133,844
√	Sewer	Minor Adjustments	2%	$ 53,538
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 160,613
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,606,127**

Paving and Allowance Subtotal:		**$ 4,283,004**
Construction Contingency:	15%	$ 642,451
Annual Inflation (5 Years):	4%	$ 1,067,114
Construction Cost TOTAL:		**$ 5,993,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,993,000**
Engineering/Survey/Testing:		18%	$ 1,078,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,198,600
		Impact Fee Project Cost TOTAL:	**$ 8,270,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-5**
Name:	STALLCUP BLVD	**This project consists of the construction**	
Limits:	HUFFINES BLVD TO CUSTER RD (CR 132)	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	2,735		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,509	cy	$ 15.00	$ 127,633
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,018	sy	$ 15.00	$ 255,267
302	10" Concrete Pavement w/ 6" Curb	15,194	sy	$ 90.00	$ 1,367,500
402	4" Topsoil	11,244	sy	$ 5.00	$ 56,219
502	5" Concrete Sidewalk	54,700	sf	$ 7.00	$ 382,900
602	Moisture Conditioning	17,018	sy	$ 15.00	$ 255,267
702	Street Lighting	2,735	lf	$ 160.00	$ 437,600
				Paving Construction Cost Subtotal:	**$ 2,882,386**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 230,591
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 115,295
√	Roadway Drainage	Standard Internal System	35%	$ 1,008,835
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,463,300	$ 2,463,300
√	Water	Minor Adjustments	5%	$ 144,119
√	Sewer	Minor Adjustments	2%	$ 57,648
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 172,943
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,192,732**

Paving and Allowance Subtotal:		**$ 7,075,118**
Construction Contingency:	15%	$ 1,061,268
Annual Inflation (5 Years):	4%	$ 1,762,772
Construction Cost TOTAL:		**$ 9,900,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,900,000**
Engineering/Survey/Testing:		18%	$ 1,782,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,980,000
		Impact Fee Project Cost TOTAL:	**$ 13,662,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-6**
Name:	CR 106	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	PRESTON RD TO COIT RD			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	2,635			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,856	cy	$ 15.00	$ 87,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	11,711	sy	$ 12.00	$ 140,533
301	9" Concrete Pavement w/ 6" Curb	10,833	sy	$ 80.00	$ 866,622
401	4" Topsoil	4,392	sy	$ 5.00	$ 21,958
501	5" Concrete Sidewalk	42,160	sf	$ 7.00	$ 295,120
601	Moisture Conditioning	11,711	sy	$ 15.00	$ 175,667
701	Street Lighting	2,635	lf	$ 160.00	$ 421,600
				Paving Construction Cost Subtotal:	**$ 2,009,334**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 160,747
√	Traffic Control	Construction Phase Traffic Control	3%	$ 60,280
√	Pavement Markings/Signs		4%	$ 80,373
√	Roadway Drainage	Standard Internal System	25%	$ 502,333
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 100,467
√	Sewer	Minor Adjustments	2%	$ 40,187
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 120,560
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,064,947**

Paving and Allowance Subtotal:		**$ 3,074,281**
Construction Contingency:	15%	$ 461,142
Annual Inflation (5 Years):	4%	$ 765,960
Construction Cost TOTAL:		**$ 4,302,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,302,000**
Engineering/Survey/Testing:		18%	$ 774,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 430,200
		Impact Fee Project Cost TOTAL:	**$ 5,507,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-7**
Name:	CR 106	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	COIT RD TO CLARK WAY			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	1,395			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,100	cy	$ 15.00	$ 46,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	6,200	sy	$ 12.00	$ 74,400
301	9" Concrete Pavement w/ 6" Curb	5,735	sy	$ 80.00	$ 458,800
401	4" Topsoil	2,325	sy	$ 5.00	$ 11,625
501	5" Concrete Sidewalk	22,320	sf	$ 7.00	$ 156,240
601	Moisture Conditioning	6,200	sy	$ 15.00	$ 93,000
701	Street Lighting	1,395	lf	$ 160.00	$ 223,200
				Paving Construction Cost Subtotal:	**$ 1,063,765**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 85,101
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,913
√	Pavement Markings/Signs		4%	$ 42,551
√	Roadway Drainage	Standard Internal System	25%	$ 265,941
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,188
√	Sewer	Minor Adjustments	2%	$ 21,275
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,826
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 563,795**

Paving and Allowance Subtotal:		**$ 1,627,560**
Construction Contingency:	15%	$ 244,134
Annual Inflation (5 Years):	4%	$ 405,508
Construction Cost TOTAL:		**$ 2,278,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,278,000**
Engineering/Survey/Testing:		18%	$ 410,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 227,800
		Impact Fee Project Cost TOTAL:	**$ 2,916,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-8**
Name:	CARL DARNALL PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	COIT RD TO 875 EAST OF COIT RD			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	875			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,722	cy	$ 15.00	$ 40,833
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,444	sy	$ 15.00	$ 81,667
304	10" Concrete Pavement w/ 6" Curb	4,861	sy	$ 90.00	$ 437,500
404	4" Topsoil	3,597	sy	$ 5.00	$ 17,986
504	5" Concrete Sidewalk	17,500	sf	$ 7.00	$ 122,500
604	Moisture Conditioning	5,444	sy	$ 15.00	$ 81,667
704	Street Lighting	875	lf	$ 160.00	$ 140,000
				Paving Construction Cost Subtotal:	**$ 922,153**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 73,772
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 36,886
√	Roadway Drainage	Standard Internal System	35%	$ 322,753
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 46,108
√	Sewer	Minor Adjustments	2%	$ 18,443
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 55,329
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 553,292**

Paving and Allowance Subtotal:		**$ 1,475,444**
Construction Contingency:	15%	$ 221,317
Annual Inflation (5 Years):	4%	$ 367,608
Construction Cost TOTAL:		**$ 2,065,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,065,000**
Engineering/Survey/Testing:		18%	$ 371,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 413,000
		Impact Fee Project Cost TOTAL:	**$ 2,850,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-9**
Name:	CARL DARNALL PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	455		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,416	cy	$ 15.00	$ 21,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,831	sy	$ 15.00	$ 42,467
304	10" Concrete Pavement w/ 6" Curb	2,528	sy	$ 90.00	$ 227,500
404	4" Topsoil	1,871	sy	$ 5.00	$ 9,353
504	5" Concrete Sidewalk	9,100	sf	$ 7.00	$ 63,700
604	Moisture Conditioning	2,831	sy	$ 15.00	$ 42,467
704	Street Lighting	455	lf	$ 160.00	$ 72,800
				Paving Construction Cost Subtotal:	**$ 479,519**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 38,362
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 19,181
√	Roadway Drainage	Standard Internal System	35%	$ 167,832
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 23,976
√	Sewer	Minor Adjustments	2%	$ 9,590
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 28,771
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 287,712**

Paving and Allowance Subtotal:		**$ 767,231**
Construction Contingency:	15%	$ 115,085
Annual Inflation (5 Years):	4%	$ 191,156
Construction Cost TOTAL:		**$ 1,074,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,074,000**
Engineering/Survey/Testing:		18%	$ 193,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 214,800
		Impact Fee Project Cost TOTAL:	**$ 1,482,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-10**
Name:	CLARK WAY	**This project consists of the construction**		
Limits:	STALLCUP BLVD TO CR 106	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	2,565			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,700	cy	$ 15.00	$ 85,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	11,400	sy	$ 12.00	$ 136,800
301	9" Concrete Pavement w/ 6" Curb	10,545	sy	$ 80.00	$ 843,600
401	4" Topsoil	4,275	sy	$ 5.00	$ 21,375
501	5" Concrete Sidewalk	41,040	sf	$ 7.00	$ 287,280
601	Moisture Conditioning	11,400	sy	$ 15.00	$ 171,000
701	Street Lighting	2,565	lf	$ 160.00	$ 410,400
				Paving Construction Cost Subtotal:	**$ 1,955,955**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 156,476
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 78,238
√	Roadway Drainage	Standard Internal System	35%	$ 684,584
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 97,798
√	Sewer	Minor Adjustments	2%	$ 39,119
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 117,357
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,173,573**

Paving and Allowance Subtotal:		**$ 3,129,528**
Construction Contingency:	15%	$ 469,429
Annual Inflation (5 Years):	4%	$ 779,725
Construction Cost TOTAL:		**$ 4,379,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,379,000**
Engineering/Survey/Testing:		18%	$ 788,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 875,800
		Impact Fee Project Cost TOTAL:	**$ 6,043,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-11**
Name:	CLARK WAY	**This project consists of the construction of a new two-lane undivided collector.**		
Limits:	CR 106 TO 925 FT S OF CR 106			
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	925			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,056	cy	$ 15.00	$ 30,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	4,111	sy	$ 12.00	$ 49,333
301	9" Concrete Pavement w/ 6" Curb	3,803	sy	$ 80.00	$ 304,222
401	4" Topsoil	1,542	sy	$ 5.00	$ 7,708
501	5" Concrete Sidewalk	14,800	sf	$ 7.00	$ 103,600
601	Moisture Conditioning	4,111	sy	$ 15.00	$ 61,667
701	Street Lighting	925	lf	$ 160.00	$ 148,000
				Paving Construction Cost Subtotal:	**$ 705,364**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 56,429
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 28,215
√	Roadway Drainage	Standard Internal System	35%	$ 246,877
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,268
√	Sewer	Minor Adjustments	2%	$ 14,107
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,322
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 423,218**

Paving and Allowance Subtotal:		**$ 1,128,582**
Construction Contingency:	15%	$ 169,287
Annual Inflation (5 Years):	4%	$ 281,187
Construction Cost TOTAL:		**$ 1,580,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,580,000**
Engineering/Survey/Testing:		18%	$ 284,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 316,000
		Impact Fee Project Cost TOTAL:	**$ 2,180,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-12**
Name:	CLARK WAY	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	420		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	933	cy	$ 15.00	$ 14,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	1,867	sy	$ 12.00	$ 22,400
301	9" Concrete Pavement w/ 6" Curb	1,727	sy	$ 80.00	$ 138,133
401	4" Topsoil	700	sy	$ 5.00	$ 3,500
501	5" Concrete Sidewalk	6,720	sf	$ 7.00	$ 47,040
601	Moisture Conditioning	1,867	sy	$ 15.00	$ 28,000
701	Street Lighting	420	lf	$ 160.00	$ 67,200
				Paving Construction Cost Subtotal:	**$ 320,273**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 25,622
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 12,811
√	Roadway Drainage	Standard Internal System	35%	$ 112,096
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 16,014
√	Sewer	Minor Adjustments	2%	$ 6,405
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 19,216
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 192,164**

Paving and Allowance Subtotal:		**$ 512,437**
Construction Contingency:	15%	$ 76,866
Annual Inflation (5 Years):	4%	$ 127,674
Construction Cost TOTAL:		**$ 717,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 717,000**
Engineering/Survey/Testing:		18%	$ 129,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 143,400
		Impact Fee Project Cost TOTAL:	**$ 989,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-13**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**	
Limits:	2010 FT WEST OF COIT TO COIT RD		
Impact Fee Class:	M4D (1/2)		
Existing Lanes:	2D		
Length (lf):	2,010		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	3,127	cy	$ 15.00	$ 46,900
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,253	sy	$ 15.00	$ 93,800
303	10" Concrete Pavement w/ 6" Curb	5,583	sy	$ 90.00	$ 502,500
403	4" Topsoil	2,680	sy	$ 5.00	$ 13,400
503	5" Concrete Sidewalk	20,100	sf	$ 7.00	$ 140,700
603	Moisture Conditioning	6,253	sy	$ 15.00	$ 93,800
703	Street Lighting	2,010	lf	$ 160.00	$ 321,600
				Paving Construction Cost Subtotal:	**$ 1,212,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 97,016
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,381
√	Pavement Markings/Signs		4%	$ 48,508
√	Roadway Drainage	Standard Internal System	25%	$ 303,175
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 60,635
√	Sewer	Minor Adjustments	2%	$ 24,254
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 72,762
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 642,731**

Paving and Allowance Subtotal:		**$ 1,855,431**
Construction Contingency:	15%	$ 278,315
Annual Inflation (5 Years):	4%	$ 462,282
Construction Cost TOTAL:		**$ 2,597,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,597,000**
Engineering/Survey/Testing:		18%	$ 467,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 259,700
		Impact Fee Project Cost TOTAL:	**$ 3,324,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-14, 4-1**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	3,105		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,660	cy	$ 15.00	$ 144,900
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,320	sy	$ 15.00	$ 289,800
302	10" Concrete Pavement w/ 6" Curb	17,250	sy	$ 90.00	$ 1,552,500
402	4" Topsoil	12,765	sy	$ 5.00	$ 63,825
502	5" Concrete Sidewalk	62,100	sf	$ 7.00	$ 434,700
602	Moisture Conditioning	19,320	sy	$ 15.00	$ 289,800
702	Street Lighting	3,105	lf	$ 160.00	$ 496,800
				Paving Construction Cost Subtotal:	**$ 3,272,325**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 261,786
√	Traffic Control	Construction Phase Traffic Control	3%	$ 98,170
√	Pavement Markings/Signs		4%	$ 130,893
√	Roadway Drainage	Standard Internal System	25%	$ 818,081
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 163,616
√	Sewer	Minor Adjustments	2%	$ 65,447
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 196,340
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,734,332**

Paving and Allowance Subtotal:		**$ 5,006,657**
Construction Contingency:	15%	$ 750,999
Annual Inflation (5 Years):	4%	$ 1,247,413
Construction Cost TOTAL:		**$ 7,006,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,006,000**
Engineering/Survey/Testing:		18%	$ 1,261,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 700,600
		Impact Fee Project Cost TOTAL:	**$ 8,968,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-15, 4-2**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	COIT RD TO 2659.3 FT EAST OF COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,660		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,276	cy	$ 15.00	$ 124,133
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,551	sy	$ 15.00	$ 248,267
302	10" Concrete Pavement w/ 6" Curb	14,778	sy	$ 90.00	$ 1,330,000
402	4" Topsoil	10,936	sy	$ 5.00	$ 54,678
502	5" Concrete Sidewalk	53,200	sf	$ 7.00	$ 372,400
602	Moisture Conditioning	16,551	sy	$ 15.00	$ 248,267
702	Street Lighting	2,660	lf	$ 160.00	$ 425,600
				Paving Construction Cost Subtotal:	**$ 2,803,344**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 224,268
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,100
√	Pavement Markings/Signs		4%	$ 112,134
√	Roadway Drainage	Standard Internal System	25%	$ 700,836
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 140,167
√	Sewer	Minor Adjustments	2%	$ 56,067
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,201
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,485,773**

Paving and Allowance Subtotal:		**$ 4,289,117**
Construction Contingency:	15%	$ 643,368
Annual Inflation (5 Years):	4%	$ 1,068,637
Construction Cost TOTAL:		**$ 6,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,002,000**
Engineering/Survey/Testing:		18%	$ 1,080,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 600,200
		Impact Fee Project Cost TOTAL:	**$ 7,683,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-16, 4-3**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	1,280		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,982	cy	$ 15.00	$ 59,733
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,964	sy	$ 15.00	$ 119,467
302	10" Concrete Pavement w/ 6" Curb	7,111	sy	$ 90.00	$ 640,000
402	4" Topsoil	5,262	sy	$ 5.00	$ 26,311
502	5" Concrete Sidewalk	25,600	sf	$ 7.00	$ 179,200
602	Moisture Conditioning	7,964	sy	$ 15.00	$ 119,467
702	Street Lighting	1,280	lf	$ 160.00	$ 204,800
				Paving Construction Cost Subtotal:	**$ 1,348,978**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 107,918
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,469
√	Pavement Markings/Signs		4%	$ 53,959
√	Roadway Drainage	Standard Internal System	25%	$ 337,244
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 67,449
√	Sewer	Minor Adjustments	2%	$ 26,980
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 80,939
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 714,958**

Paving and Allowance Subtotal:		**$ 2,063,936**
Construction Contingency:	15%	$ 309,590
Annual Inflation (5 Years):	4%	$ 514,231
Construction Cost TOTAL:		**$ 2,888,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,888,000**
Engineering/Survey/Testing:		18%	$ 519,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 288,800
		Impact Fee Project Cost TOTAL:	**$ 3,697,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-19, 2-17**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	MARILEE RD TO STALLCUP BLVD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,990		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,413	cy	$ 15.00	$ 186,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,827	sy	$ 15.00	$ 372,400
304	10" Concrete Pavement w/ 6" Curb	22,167	sy	$ 90.00	$ 1,995,000
404	4" Topsoil	16,403	sy	$ 5.00	$ 82,017
504	5" Concrete Sidewalk	79,800	sf	$ 7.00	$ 558,600
604	Moisture Conditioning	24,827	sy	$ 15.00	$ 372,400
704	Street Lighting	3,990	lf	$ 160.00	$ 638,400
				Paving Construction Cost Subtotal:	**$ 4,205,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 336,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 126,151
√	Pavement Markings/Signs		4%	$ 168,201
√	Roadway Drainage	Standard Internal System	25%	$ 1,051,254
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 210,251
√	Sewer	Minor Adjustments	2%	$ 84,100
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 252,301
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,478,659**

Paving and Allowance Subtotal:		**$ 6,683,676**
Construction Contingency:	15%	$ 1,002,551
Annual Inflation (5 Years):	4%	$ 1,665,243
Construction Cost TOTAL:		**$ 9,352,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,352,000**
Engineering/Survey/Testing:		18%	$ 1,683,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 935,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,985,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-20, 2-18**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	STALLCUP BLVD TO CARL DARNALL PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,915		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,180	cy	$ 15.00	$ 182,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,360	sy	$ 15.00	$ 365,400
304	10" Concrete Pavement w/ 6" Curb	21,750	sy	$ 90.00	$ 1,957,500
404	4" Topsoil	16,095	sy	$ 5.00	$ 80,475
504	5" Concrete Sidewalk	78,300	sf	$ 7.00	$ 548,100
604	Moisture Conditioning	24,360	sy	$ 15.00	$ 365,400
704	Street Lighting	3,915	lf	$ 160.00	$ 626,400
				Paving Construction Cost Subtotal:	**$ 4,125,975**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 330,078
√	Traffic Control	Construction Phase Traffic Control	3%	$ 123,779
√	Pavement Markings/Signs		4%	$ 165,039
√	Roadway Drainage	Standard Internal System	25%	$ 1,031,494
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 206,299
√	Sewer	Minor Adjustments	2%	$ 82,520
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 247,559
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,186,767**

Paving and Allowance Subtotal:		**$ 6,312,742**
Construction Contingency:	15%	$ 946,911
Annual Inflation (5 Years):	4%	$ 1,572,825
Construction Cost TOTAL:		**$ 8,833,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,833,000**
Engineering/Survey/Testing:		18%	$ 1,589,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 883,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,653,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-21, 2-19**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,990		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,413	cy	$ 15.00	$ 186,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,827	sy	$ 15.00	$ 372,400
304	10" Concrete Pavement w/ 6" Curb	22,167	sy	$ 90.00	$ 1,995,000
404	4" Topsoil	16,403	sy	$ 5.00	$ 82,017
504	5" Concrete Sidewalk	79,800	sf	$ 7.00	$ 558,600
604	Moisture Conditioning	24,827	sy	$ 15.00	$ 372,400
704	Street Lighting	3,990	lf	$ 160.00	$ 638,400
				Paving Construction Cost Subtotal:	**$ 4,205,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 336,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 126,151
√	Pavement Markings/Signs		4%	$ 168,201
√	Roadway Drainage	Standard Internal System	25%	$ 1,051,254
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 210,251
√	Sewer	Minor Adjustments	2%	$ 84,100
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 252,301
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,228,659**

Paving and Allowance Subtotal:		**$ 6,433,676**
Construction Contingency:	15%	$ 965,051
Annual Inflation (5 Years):	4%	$ 1,602,956
Construction Cost TOTAL:		**$ 9,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,002,000**
Engineering/Survey/Testing:		18%	$ 1,620,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 900,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,761,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-22, 2-20**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	494.2 FT NORTH OF LEGACY TO LEGACY DR		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	495		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	880	cy	$ 15.00	$ 13,200
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	1,760	sy	$ 15.00	$ 26,400
306	10" Concrete Pavement w/ 6" Curb	1,430	sy	$ 90.00	$ 128,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	1,760	sy	$ 15.00	$ 26,400
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 194,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 15,576
√	Traffic Control	Construction Phase Traffic Control	3%	$ 5,841
√	Pavement Markings/Signs		4%	$ 7,788
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 9,735
√	Sewer	Minor Adjustments	2%	$ 3,894
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 11,682
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 54,516**

Paving and Allowance Subtotal:		**$ 249,216**
Construction Contingency:	15%	$ 37,382
Annual Inflation (5 Years):	4%	$ 62,092
Construction Cost TOTAL:		**$ 349,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 349,000**
Engineering/Survey/Testing:		18%	$ 62,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 34,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 223,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-21**
Name:	HUFFINES BLVD	**This project consists of the construction**		
Limits:	MARILEE RD TO STALLCUP BLVD	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	3,500			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	7,778	cy	$ 15.00	$ 116,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	15,556	sy	$ 12.00	$ 186,667
301	9" Concrete Pavement w/ 6" Curb	14,389	sy	$ 80.00	$ 1,151,111
401	4" Topsoil	5,833	sy	$ 5.00	$ 29,167
501	5" Concrete Sidewalk	56,000	sf	$ 7.00	$ 392,000
601	Moisture Conditioning	15,556	sy	$ 15.00	$ 233,333
701	Street Lighting	3,500	lf	$ 160.00	$ 560,000
				Paving Construction Cost Subtotal:	**$ 2,668,944**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 213,516
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 106,758
√	Roadway Drainage	Standard Internal System	35%	$ 934,131
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,051,140	$ 2,051,140
√	Water	Minor Adjustments	5%	$ 133,447
√	Sewer	Minor Adjustments	2%	$ 53,379
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 160,137
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,652,507**

Paving and Allowance Subtotal:		**$ 6,321,451**
Construction Contingency:	15%	$ 948,218
Annual Inflation (5 Years):	4%	$ 1,574,995
Construction Cost TOTAL:		**$ 8,845,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,845,000**
Engineering/Survey/Testing:		18%	$ 1,592,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,769,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,103,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-22**
Name:	COIT RD	**This project consists of the construction**		
Limits:	CARL DARNALL PKWY TO STALLCUP BLVD	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	640			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,422	cy	$ 15.00	$ 21,333
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	2,844	sy	$ 12.00	$ 34,133
301	9" Concrete Pavement w/ 6" Curb	2,631	sy	$ 80.00	$ 210,489
401	4" Topsoil	1,067	sy	$ 5.00	$ 5,333
501	5" Concrete Sidewalk	10,240	sf	$ 7.00	$ 71,680
601	Moisture Conditioning	2,844	sy	$ 15.00	$ 42,667
701	Street Lighting	640	lf	$ 160.00	$ 102,400
				Paving Construction Cost Subtotal:	**$ 488,036**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 39,043
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 19,521
√	Roadway Drainage	Standard Internal System	35%	$ 170,812
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 24,402
√	Sewer	Minor Adjustments	2%	$ 9,761
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 29,282
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 292,821**

Paving and Allowance Subtotal:		**$ 780,857**
Construction Contingency:	15%	$ 117,129
Annual Inflation (5 Years):	4%	$ 194,551
Construction Cost TOTAL:		**$ 1,093,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,093,000**
Engineering/Survey/Testing:		18%	$ 196,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 218,600
		Impact Fee Project Cost TOTAL:	**$ 1,508,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-23**
Name:	COIT RD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,470		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	4,573	cy	$ 15.00	$ 68,600
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,147	sy	$ 15.00	$ 137,200
302	10" Concrete Pavement w/ 6" Curb	8,167	sy	$ 90.00	$ 735,000
402	4" Topsoil	6,043	sy	$ 5.00	$ 30,217
502	5" Concrete Sidewalk	29,400	sf	$ 7.00	$ 205,800
602	Moisture Conditioning	9,147	sy	$ 15.00	$ 137,200
702	Street Lighting	1,470	lf	$ 160.00	$ 235,200
				Paving Construction Cost Subtotal:	**$ 1,549,217**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 123,937
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 61,969
√	Roadway Drainage	Standard Internal System	35%	$ 542,226
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 77,461
√	Sewer	Minor Adjustments	2%	$ 30,984
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 92,953
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 929,530**

Paving and Allowance Subtotal:		**$ 2,478,747**
Construction Contingency:	15%	$ 371,812
Annual Inflation (5 Years):	4%	$ 617,582
Construction Cost TOTAL:		**$ 3,469,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,469,000**
Engineering/Survey/Testing:		18%	$ 624,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 693,800
		Impact Fee Project Cost TOTAL:	**$ 4,787,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-24**
Name:	COIT RD	**This project consists of the construction**	
Limits:	1460 FT NORTH OF LEGACY TO LEGACY DR	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,460		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	4,542	cy	$ 15.00	$ 68,133
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,084	sy	$ 15.00	$ 136,267
302	10" Concrete Pavement w/ 6" Curb	8,111	sy	$ 90.00	$ 730,000
402	4" Topsoil	6,002	sy	$ 5.00	$ 30,011
502	5" Concrete Sidewalk	29,200	sf	$ 7.00	$ 204,400
602	Moisture Conditioning	9,084	sy	$ 15.00	$ 136,267
702	Street Lighting	1,460	lf	$ 160.00	$ 233,600
				Paving Construction Cost Subtotal:	**$ 1,538,678**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 123,094
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 61,547
√	Roadway Drainage	Standard Internal System	35%	$ 538,537
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 76,934
√	Sewer	Minor Adjustments	2%	$ 30,774
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 92,321
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 923,207**

Paving and Allowance Subtotal:		**$ 2,461,884**
Construction Contingency:	15%	$ 369,283
Annual Inflation (5 Years):	4%	$ 613,381
Construction Cost TOTAL:		**$ 3,445,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,445,000**
Engineering/Survey/Testing:		18%	$ 620,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 689,000
		Impact Fee Project Cost TOTAL:	**$ 4,754,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-25, 3-77**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO ROBINSON DR			
Impact Fee Class:	P6D			
Existing Lanes:	4D			
Length (lf):	2,045			
Service Area(s):	2, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,362	cy	$ 15.00	$ 95,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,724	sy	$ 15.00	$ 190,867
304	10" Concrete Pavement w/ 6" Curb	11,361	sy	$ 90.00	$ 1,022,500
404	4" Topsoil	8,407	sy	$ 5.00	$ 42,036
504	5" Concrete Sidewalk	40,900	sf	$ 7.00	$ 286,300
604	Moisture Conditioning	12,724	sy	$ 15.00	$ 190,867
704	Street Lighting	2,045	lf	$ 160.00	$ 327,200
				Paving Construction Cost Subtotal:	**$ 2,155,203**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,416
√	Traffic Control	Construction Phase Traffic Control	3%	$ 64,656
√	Pavement Markings/Signs		4%	$ 86,208
√	Roadway Drainage	Standard Internal System	25%	$ 538,801
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 107,760
√	Sewer	Minor Adjustments	2%	$ 43,104
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,312
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,142,257**

Paving and Allowance Subtotal:		**$ 3,297,460**
Construction Contingency:	15%	$ 494,619
Annual Inflation (5 Years):	4%	$ 821,565
Construction Cost TOTAL:		**$ 4,614,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,614,000**
Engineering/Survey/Testing:		18%	$ 830,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 461,400
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,953,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 3

#	Class	Project	Limits	Status	Project Cost
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	Widening	$ 16,017,000
1-9, 3-2	M4D	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	Widening	$ 11,428,500
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	Widening	$ 19,734,500
3-4	P6D (1/2)	G A MOORE PKWY	LEGACY DR TO CELINA PKWY	Widening	$ 18,300,000
3-5	P6D	G A MOORE PKWY	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR	Widening	$ 11,812,000
3-6	P6D	G A MOORE PKWY	LOUISIANA DR TO BNSF RAILROAD	Widening	$ 16,218,000
3-7	M4D (1/2)	O'BRIEN DR	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY	Widening	$ 6,836,000
3-8	M4D	O'BRIEN DR	1125 FT WEST OF LEGACY TO LEGACY DR	New Build	$ 3,664,000
3-9	M4D	O'BRIEN DR	LEGACY DR TO FM 455	Widening	$ 7,119,000
3-10	C2U	O'BRIEN DR	FM 455 TO CELINA PKWY	New Build	$ 6,986,000
3-11	C2U	CR 994	COX LN TO 1280 FT EAST OF COX LN	New Build	$ 3,498,000
3-12	C2U	CR 994	1566 FT E OF COX LN TO 1606 FT E OF COX LN	Widening	$ 1,693,000
3-13	P6D (1/2)	J FRED SMITH PKWY	DALLAS NORTH TOLLWAY TO LEGACY DR	Widening	$ 7,698,000
3-14	P6D	J FRED SMITH PKWY	LEGACY DR TO FM 455	Widening	$ 12,631,000
3-15	P6D	J FRED SMITH PKWY	FM 455 TO 575 FT EAST OF FM 455	Widening	$ 1,661,000
3-16	P6D	J FRED SMITH PKWY	575 FT EAST OF FM 455 TO CELINA PKWY	New Build	$ 8,172,000
3-17	P6D	J FRED SMITH PKWY	CELINA PKWY TO FLORIDA DR	Widening	$ 7,610,000
3-18	P6D	J FRED SMITH PKWY	CR 57 TO 701 FT EAST OF CR 57	New Build	$ 47,428,000
3-19	P6D	J FRED SMITH PKWY	LOUISIANA TO 2084.4 FT W OF LOUISIANA	New Build	$ 18,989,000
3-20	P6D	J FRED SMITH PKWY	OKLAHOMA DR TO 1430 FT W OF PRESTON	Widening	$ 7,813,000
3-21	M4D	WALNUT ST (FM 455)	FM 455 TO FLORIDA	Widening	$ 13,948,000
3-22	C2U	OKLAHOMA DR	MALONE TO PRESTON RD	New Build	$ 7,658,000
3-23	P6D	MOBBERLY RD	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT	Widening	$ 29,952,000
3-24	P6D	MOBBERLY RD	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY	Widening	$ 33,766,000
3-25	M4D	MOBBERLY CONNECTOR	1240 FT WEST OF RANCH RD TO RANCH RD	New Build	$ 4,038,000
3-26	M4D (1/2)	SUNSET BLVD	RANCH RD TO CELINA PKWY	Widening	$ 5,283,000
3-27	M4D (1/2)	SUNSET BLVD	CELINA PKWY TO S UTAH DR	Widening	$ 3,968,000
3-28	M4D	SUNSET BLVD	S UTAH DR TO BNSF RAILWAY	New Build	$ 7,625,000
3-29	M4D	SUNSET BLVD	BNSF RAILWAY TO PRESTON RD	New Build	$ 9,235,000
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	Widening	$ 3,993,000
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	Widening	$ 6,368,000
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	Widening	$ 4,202,000
3-33	P6D	GLENDENNING PKWY	552 FT WEST OF CR 55 TO FM 428	New Build	$ 2,719,000
3-34	P6D	GLENDENNING PKWY	GLENDENNING PKWY TO CR 55	New Build	$ 19,000,000
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	Widening	$ 18,254,000
3-36	DNT	DALLAS NORTH TOLLWAY	GA MOORE PKWY TO O'BRIEN DR	Widening	$ 3,416,000
3-37	DNT	DALLAS NORTH TOLLWAY	O'BRIEN DR TO J FRED SMITH PKWY	Widening	$ 1,376,000
3-38	DNT	DALLAS NORTH TOLLWAY	J FRED SMITH PKWY TO MOBBERLY RD	Widening	$ 2,771,000
3-39	DNT	DALLAS NORTH TOLLWAY	COUNTY LINE TO LEGACY DR	Widening	$ 1,718,000
3-40	DNT	DALLAS NORTH TOLLWAY	LEGACY DR TO GLENDENNING PKWY	Widening	$ 2,839,000
3-41	P6D	LEGACY DR (FM 455)	650 FT S OF GA MOORE PKWY TO O'BRIEN DR	Widening	$ 7,068,000
3-42	P6D (1/2)	LEGACY DR	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY	Widening	$ 3,497,000
3-43	P6D	LEGACY DR	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED	Widening	$ 1,604,000
3-44	P6D	LEGACY DR	MOBBERLY RD TO DALLAS NORTH TOLLWAY	Widening	$ 13,750,000
3-45	P6D	LEGACY DR	MOBBERLY RD TO GLENDENNING PKWY	Widening	$ 15,704,000
3-46	M4D	FM 455	O'BRIEN DR TO J FRED SMITH PKWY	Widening	$ 6,805,000
3-47	M4D	FM 455	J FRED SMITH PKWY TO WALNUT ST	Widening	$ 11,296,000
3-48	P6D (1/2)	CELINA PKWY	LEGACY DR TO GA MOORE PKWY	Widening	$ 5,540,000
3-49	P6D	CELINA PKWY	1735 FT S OF G A MOORE TO O'BRIEN DR	New Build	$ 9,427,000
3-50	P6D	CELINA PKWY	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR	New Build	$ 4,510,000
3-51	P6D	CELINA PKWY	CR 57 TO 2125 FT N OF CR 57	New Build	$ 6,919,000
3-52	P6D	CELINA PKWY	CR 57 TO J FRED SMITH PKWY	Widening	$ 3,292,000
3-53	P6D	CELINA PKWY	J FRED SMITH PKWY TO WALNUT ST (FM 455)	New Build	$ 23,884,000
3-54	P6D	FM 428	WALNUT ST (FM 455) TO SUNSET BLVD	Widening	$ 4,526,500
3-55	P6D	FM 428	SUNSET BLVD TO 150 FT N OF CR 55	Widening	$ 2,418,500
3-56	P6D	CELINA PKWY	SUNSET BLVD TO 150 FT N OF FM 428	New Build	$ 3,183,000
3-57	P6D	LEGACY DR	1690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR (BUS 289)	New Build	$ 5,503,000
3-58	C2U	FLORIDA DR	FLORIDA TO J FRED SMITH	New Build	$ 13,073,000
3-59	C2U	FLORIDA DR	300 FT N OF MULBERRY CT TO PECAN ST	Widening	$ 2,853,000
3-60	P6D	LOUISIANA DR (BUS 289)	LEGACY DR TO GA MOORE PKWY	Widening	$ 6,663,500
3-61	P6D	LOUISIANA DR (BUS 289)	GA MOORE PKWY TO O'BRIEN	Widening	$ 4,447,500
3-62	P6D	LOUISIANA DR (BUS 289)	CR 994 TO O'BRIEN DR	Widening	$ 3,819,500
3-63	P6D	LOUISIANA DR (BUS 289)	CR 994 TO 1045 FT SOUTH OF CR 994	Widening	$ 1,509,000
3-64	P6D	LOUISIANA DR (BUS 289)	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY	Widening	$ 9,972,500
3-65	P6D	LOUISIANA DR (BUS 289)	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR	Widening	$ 5,693,500
3-66	C2U	OKLAHOMA DR (BUS 289)	ASH ST TO SUNSET BLVD	Widening	$ 2,718,500
3-67	M4D	OKLAHOMA DR (BUS 289)	SUNSET BLVD TO PRESTON RD	Widening	$ 3,069,000

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 3

#	Class	Project	Limits	Status	Project Cost
3-68	M4D	OKLAHOMA DR (BUS 289)	GLENDENNING PKWY TO OKLAHOMA DR	New Build	$ 2,629,500
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	Widening	$ 1,172,500
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	Widening	$ 1,202,000
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	Widening	$ 2,391,500
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	Widening	$ 1,217,500
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	Widening	$ 818,500
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	Widening	$ 2,361,000
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	Widening	$ 852,500
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	Widening	$ 1,533,500
2-25, 3-77	P6D (1/3)	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	Widening	$ 922,000
				ROADWAY TOTAL	**$ 615,283,500**

Type	Intersection	Project Cost
Int. Improvements	FM 455 & O'Brien Dr	$ 750,000
Int. Improvements	FM 455 & J Fred Smith Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & CR 9	$ 1,800,000
Int. Improvements	Legacy Dr & J Fred Smith Pkwy	$ 600,000
Int. Improvements	Celina Pkwy & O'Brien Dr	$ 750,000
Int. Improvements	Legacy Dr & O'Brien Dr	$ 750,000
Int. Improvements	J Fred Smith Pkwy & Celina Pkwy	$ 750,000
Int. Improvements	Louisiana Dr & CR 994	$ 750,000
Int. Improvements	Louisiana Dr & O'Brien Dr	$ 750,000
Int. Improvements	Louisiana Dr & GA Moore Pkwy	$ 750,000
Int. Improvements	Louisiana Dr & J Fred Smith Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & Mobberly Rd	$ 1,800,000
Int. Improvements	Celina Pkwy & Walnut	$ 750,000
Int. Improvements	Celina Pkwy & Sunset Blvd	$ 750,000
Int. Improvements	BUS 289 & Sunset Blvd	$ 750,000
Int. Improvements	BUS 289 & Ash St	$ 450,000
Int. Improvements	Preston Rd & BUS 289	$ 1,050,000
Int. Improvements	Preston Rd & Glendenning Pkwy	$ 1,500,000
Int. Improvements	Preston Rd & Ash St	$ 1,050,000
Int. Improvements	Preston Rd & FM 455	$ 900,000
Int. Improvements	Preston Rd & GA Moore Pkwy	$ 1,500,000
Int. Improvements	Preston Rd & Massey Dr	$ 600,000
Int. Improvements	Preston Rd & Settlers Ridge Rd	$ 1,500,000
Int. Improvements	Preston Rd & Lynn Stambaugh Pkwy	$ 1,200,000
Int. Improvements	Preston Rd & Sunset Blvd	$ 1,050,000
Int. Improvements	Celina Pkwy & Glendenning Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & Glendenning Pkwy	$ 1,650,000
Int. Improvements	Glendenning Pkwy & Huddleston Dr	$ 750,000
Int. Improvements	Glendenning Pkwy & Legacy Dr	$ 750,000
Int. Improvements	Legacy Dr & Dallas North Tollway	$ 1,800,000
Int. Improvements	Dallas North Tollway & O'Brien Dr	$ 1,500,000
Int. Improvements	Florida Dr & J Fred Smith	$ 750,000
Int. Improvements	Glendenning Pkwy & Oklahoma Dr	$ 750,000
Int. Improvements	Glendenning Pkwy & McNabb Dr	$ 750,000
Int. Improvements	Oklahoma Dr & Legacy Dr	$ 750,000
Int. Improvements	Legacy Dr & GA Moore Parkway	$ 750,000
Int. Improvements	Mobberly Rd & Legacy Dr	$ 600,000
Int. Improvements	Preston Rd & Massey Dr	$ 750,000
Int. Improvements	Preston Rd & Robinson Dr	$ 150,000
		INTERSECTION TOTAL **$ 36,450,000**
		SERVICE AREA TOTAL **$ 651,733,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-7, 3-1**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	GA MOORE PKWY TO CELINA PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	6,575			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	10,228	cy	$ 15.00	$ 153,417
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,456	sy	$ 15.00	$ 306,833
305	10" Concrete Pavement w/ 6" Curb	18,264	sy	$ 90.00	$ 1,643,750
405	4" Topsoil	8,767	sy	$ 5.00	$ 43,833
505	5" Concrete Sidewalk	65,750	sf	$ 7.00	$ 460,250
605	Moisture Conditioning	20,456	sy	$ 15.00	$ 306,833
705	Street Lighting	6,575	lf	$ 160.00	$ 1,052,000
				Paving Construction Cost Subtotal:	**$ 3,966,917**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 317,353
√	Traffic Control	Construction Phase Traffic Control	3%	$ 119,008
√	Pavement Markings/Signs		4%	$ 158,677
√	Roadway Drainage	Standard Internal System	25%	$ 991,729
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,873,850	$ 2,873,850
√	Water	Minor Adjustments	5%	$ 198,346
√	Sewer	Minor Adjustments	2%	$ 79,338
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 238,015
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,976,316**

Paving and Allowance Subtotal:		**$ 8,943,233**
Construction Contingency:	15%	$ 1,341,485
Annual Inflation (5 Years):	4%	$ 2,228,214
Construction Cost TOTAL:		**$ 12,513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,513,000**
Engineering/Survey/Testing:		18%	$ 2,252,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,251,300
		Impact Fee Project Cost TOTAL:	**$ 16,017,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-9, 3-2**
Name:	LEGACY DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	LOUISIANA TO PRESTON RD			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	5,105			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	15,882	cy	$ 15.00	$ 238,233
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	31,764	sy	$ 15.00	$ 476,467
302	10" Concrete Pavement w/ 6" Curb	28,361	sy	$ 90.00	$ 2,552,500
402	4" Topsoil	20,987	sy	$ 5.00	$ 104,936
502	5" Concrete Sidewalk	102,100	sf	$ 7.00	$ 714,700
602	Moisture Conditioning	31,764	sy	$ 15.00	$ 476,467
702	Street Lighting	5,105	lf	$ 160.00	$ 816,800
				Paving Construction Cost Subtotal:	**$ 5,380,103**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 430,408
√	Traffic Control	Construction Phase Traffic Control	3%	$ 161,403
√	Pavement Markings/Signs		4%	$ 215,204
√	Roadway Drainage	Standard Internal System	25%	$ 1,345,026
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,530,730	$ 3,530,730
√	Water	Minor Adjustments	5%	$ 269,005
√	Sewer	Minor Adjustments	2%	$ 107,602
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 322,806
√	Other:	At-Grade Railroad Crossing	-	$ 1,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,382,184**

Paving and Allowance Subtotal:		**$ 12,762,287**
Construction Contingency:	15%	$ 1,914,343
Annual Inflation (5 Years):	4%	$ 3,179,735
Construction Cost TOTAL:		**$ 17,857,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 17,857,000**
Engineering/Survey/Testing:		18%	$ 3,214,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,785,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 11,428,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-6, 3-3**
Name:	G A MOORE PKWY (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO LEGACY DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,520		
Service Area(s):	1, 3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,173	cy	$ 15.00	$ 257,600
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	34,347	sy	$ 15.00	$ 515,200
304	10" Concrete Pavement w/ 6" Curb	30,667	sy	$ 90.00	$ 2,760,000
404	4" Topsoil	22,693	sy	$ 5.00	$ 113,467
504	5" Concrete Sidewalk	110,400	sf	$ 7.00	$ 772,800
604	Moisture Conditioning	34,347	sy	$ 15.00	$ 515,200
704	Street Lighting	5,520	lf	$ 160.00	$ 883,200
				Paving Construction Cost Subtotal:	**$ 5,817,467**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 465,397
√	Traffic Control	Construction Phase Traffic Control	3%	$ 174,524
√	Pavement Markings/Signs		4%	$ 232,699
√	Roadway Drainage	Standard Internal System	25%	$ 1,454,367
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$13,137,600	$ 13,137,600
√	Water	Minor Adjustments	5%	$ 290,873
√	Sewer	Minor Adjustments	2%	$ 116,349
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 349,048
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 16,220,857**

Paving and Allowance Subtotal:		**$ 22,038,324**
Construction Contingency:	15%	$ 3,305,749
Annual Inflation (5 Years):	4%	$ 5,490,867
Construction Cost TOTAL:		**$ 30,835,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 30,835,000**
Engineering/Survey/Testing:		18%	$ 5,550,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,083,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 19,734,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-4**
Name:	G A MOORE PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LEGACY DR TO CELINA PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	5,065			
Service Area(s):	3,			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	7,879	cy	$ 15.00	$ 118,183
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,758	sy	$ 15.00	$ 236,367
305	10" Concrete Pavement w/ 6" Curb	14,069	sy	$ 90.00	$ 1,266,250
405	4" Topsoil	6,753	sy	$ 5.00	$ 33,767
505	5" Concrete Sidewalk	50,650	sf	$ 7.00	$ 354,550
605	Moisture Conditioning	15,758	sy	$ 15.00	$ 236,367
705	Street Lighting	5,065	lf	$ 160.00	$ 810,400
				Paving Construction Cost Subtotal:	**$ 3,055,883**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 244,471
√	Traffic Control	Construction Phase Traffic Control	3%	$ 91,677
√	Pavement Markings/Signs		4%	$ 122,235
√	Roadway Drainage	Standard Internal System	25%	$ 763,971
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$5,542,425	$ 5,542,425
√	Water	Minor Adjustments	5%	$ 152,794
√	Sewer	Minor Adjustments	2%	$ 61,118
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 183,353
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,162,043**

Paving and Allowance Subtotal:		**$ 10,217,927**
Construction Contingency:	15%	$ 1,532,689
Annual Inflation (5 Years):	4%	$ 2,545,805
Construction Cost TOTAL:		**$ 14,297,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 14,297,000**
Engineering/Survey/Testing:		18%	$ 2,573,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,429,700
		Impact Fee Project Cost TOTAL:	**$ 18,300,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-5**
Name:	G A MOORE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,090		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,724	cy	$ 15.00	$ 190,867
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	25,449	sy	$ 15.00	$ 381,733
304	10" Concrete Pavement w/ 6" Curb	22,722	sy	$ 90.00	$ 2,045,000
404	4" Topsoil	16,814	sy	$ 5.00	$ 84,072
504	5" Concrete Sidewalk	81,800	sf	$ 7.00	$ 572,600
604	Moisture Conditioning	25,449	sy	$ 15.00	$ 381,733
704	Street Lighting	4,090	lf	$ 160.00	$ 654,400
				Paving Construction Cost Subtotal:	**$ 4,310,406**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 344,832
√	Traffic Control	Construction Phase Traffic Control	3%	$ 129,312
√	Pavement Markings/Signs		4%	$ 172,416
√	Roadway Drainage	Standard Internal System	25%	$ 1,077,601
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 215,520
√	Sewer	Minor Adjustments	2%	$ 86,208
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 258,624
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,284,515**

Paving and Allowance Subtotal:		**$ 6,594,921**
Construction Contingency:	15%	$ 989,238
Annual Inflation (5 Years):	4%	$ 1,643,130
Construction Cost TOTAL:		**$ 9,228,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,228,000**
Engineering/Survey/Testing:		18%	$ 1,661,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 922,800
		Impact Fee Project Cost TOTAL:	**$ 11,812,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-6**
Name:	G A MOORE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LOUISIANA DR TO BNSF RAILROAD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,515			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,824	cy	$ 15.00	$ 117,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,649	sy	$ 15.00	$ 234,733
304	10" Concrete Pavement w/ 6" Curb	13,972	sy	$ 90.00	$ 1,257,500
404	4" Topsoil	10,339	sy	$ 5.00	$ 51,697
504	5" Concrete Sidewalk	50,300	sf	$ 7.00	$ 352,100
604	Moisture Conditioning	15,649	sy	$ 15.00	$ 234,733
704	Street Lighting	2,515	lf	$ 160.00	$ 402,400
				Paving Construction Cost Subtotal:	**$ 2,650,531**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 212,042
√	Traffic Control	Construction Phase Traffic Control	3%	$ 79,516
√	Pavement Markings/Signs		4%	$ 106,021
√	Roadway Drainage	Standard Internal System	25%	$ 662,633
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 132,527
√	Sewer	Minor Adjustments	2%	$ 53,011
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 159,032
√	Other:	Grade-Separated Railroad Crossing	-	$ 5,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,404,781**

Paving and Allowance Subtotal:		**$ 9,055,312**
Construction Contingency:	15%	$ 1,358,297
Annual Inflation (5 Years):	4%	$ 2,256,139
Construction Cost TOTAL:		**$ 12,670,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,670,000**
Engineering/Survey/Testing:		18%	$ 2,280,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,267,000
		Impact Fee Project Cost TOTAL:	**$ 16,218,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-7**
Name:	O'BRIEN DR	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY		
Impact Fee Class:	M4D (1/2)		
Existing Lanes:	2D		
Length (lf):	4,135		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	6,432	cy	$ 15.00	$ 96,483
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,864	sy	$ 15.00	$ 192,967
303	10" Concrete Pavement w/ 6" Curb	11,486	sy	$ 90.00	$ 1,033,750
403	4" Topsoil	5,513	sy	$ 5.00	$ 27,567
503	5" Concrete Sidewalk	41,350	sf	$ 7.00	$ 289,450
603	Moisture Conditioning	12,864	sy	$ 15.00	$ 192,967
703	Street Lighting	4,135	lf	$ 160.00	$ 661,600
				Paving Construction Cost Subtotal:	**$ 2,494,783**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 199,583
√	Traffic Control	Construction Phase Traffic Control	3%	$ 74,844
√	Pavement Markings/Signs		4%	$ 99,791
√	Roadway Drainage	Standard Internal System	25%	$ 623,696
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 124,739
√	Sewer	Minor Adjustments	2%	$ 49,896
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 149,687
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,322,235**

Paving and Allowance Subtotal:		**$ 3,817,019**
Construction Contingency:	15%	$ 572,553
Annual Inflation (5 Years):	4%	$ 951,013
Construction Cost TOTAL:		**$ 5,341,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,341,000**
Engineering/Survey/Testing:		18%	$ 961,380
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 534,100
		Impact Fee Project Cost TOTAL:	**$ 6,836,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-8**
Name:	O'BRIEN DR	**This project consists of the construction**	
Limits:	1125 FT WEST OF LEGACY TO LEGACY DR	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,125		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,500	cy	$ 15.00	$ 52,500
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,000	sy	$ 15.00	$ 105,000
302	10" Concrete Pavement w/ 6" Curb	6,250	sy	$ 90.00	$ 562,500
402	4" Topsoil	4,625	sy	$ 5.00	$ 23,125
502	5" Concrete Sidewalk	22,500	sf	$ 7.00	$ 157,500
602	Moisture Conditioning	7,000	sy	$ 15.00	$ 105,000
702	Street Lighting	1,125	lf	$ 160.00	$ 180,000
				Paving Construction Cost Subtotal:	**$ 1,185,625**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 94,850
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 47,425
√	Roadway Drainage	Standard Internal System	35%	$ 414,969
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 59,281
√	Sewer	Minor Adjustments	2%	$ 23,713
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 71,138
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 711,375**

Paving and Allowance Subtotal:		**$ 1,897,000**
Construction Contingency:	15%	$ 284,550
Annual Inflation (5 Years):	4%	$ 472,639
Construction Cost TOTAL:		**$ 2,655,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,655,000**
Engineering/Survey/Testing:		18%	$ 477,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 531,000
		Impact Fee Project Cost TOTAL:	**$ 3,664,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-9**
Name:	O'BRIEN DR	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	LEGACY DR TO FM 455			
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,465			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,669	cy	$ 15.00	$ 115,033
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,338	sy	$ 15.00	$ 230,067
302	10" Concrete Pavement w/ 6" Curb	13,694	sy	$ 90.00	$ 1,232,500
402	4" Topsoil	10,134	sy	$ 5.00	$ 50,669
502	5" Concrete Sidewalk	49,300	sf	$ 7.00	$ 345,100
602	Moisture Conditioning	15,338	sy	$ 15.00	$ 230,067
702	Street Lighting	2,465	lf	$ 160.00	$ 394,400
				Paving Construction Cost Subtotal:	**$ 2,597,836**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 207,827
√	Traffic Control	Construction Phase Traffic Control	3%	$ 77,935
√	Pavement Markings/Signs		4%	$ 103,913
√	Roadway Drainage	Standard Internal System	25%	$ 649,459
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 129,892
√	Sewer	Minor Adjustments	2%	$ 51,957
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 155,870
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,376,853**

Paving and Allowance Subtotal:		**$ 3,974,689**
Construction Contingency:	15%	$ 596,203
Annual Inflation (5 Years):	4%	$ 990,297
Construction Cost TOTAL:		**$ 5,562,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,562,000**
Engineering/Survey/Testing:		18%	$ 1,001,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 556,200
		Impact Fee Project Cost TOTAL:	**$ 7,119,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-10**
Name:	O'BRIEN DR	**This project consists of the construction of a new two-lane undivided collector.**		
Limits:	FM 455 TO CELINA PKWY			
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	2,965			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,589	cy	$ 15.00	$ 98,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	13,178	sy	$ 12.00	$ 158,133
301	9" Concrete Pavement w/ 6" Curb	12,189	sy	$ 80.00	$ 975,156
401	4" Topsoil	4,942	sy	$ 5.00	$ 24,708
501	5" Concrete Sidewalk	47,440	sf	$ 7.00	$ 332,080
601	Moisture Conditioning	13,178	sy	$ 15.00	$ 197,667
701	Street Lighting	2,965	lf	$ 160.00	$ 474,400
				Paving Construction Cost Subtotal:	**$ 2,260,977**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 180,878
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 90,439
√	Roadway Drainage	Standard Internal System	35%	$ 791,342
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 113,049
√	Sewer	Minor Adjustments	2%	$ 45,220
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 135,659
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,356,586**

Paving and Allowance Subtotal:		**$ 3,617,564**
Construction Contingency:	15%	$ 542,635
Annual Inflation (5 Years):	4%	$ 901,319
Construction Cost TOTAL:		**$ 5,062,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,062,000**
Engineering/Survey/Testing:		18%	$ 911,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,012,400
		Impact Fee Project Cost TOTAL:	**$ 6,986,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-11**
Name:	CR 994	**This project consists of the construction of a new two-lane undivided collector.**		
Limits:	COX LN TO 1280 FT EAST OF COX LN			
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	1,280			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,844	cy	$ 15.00	$ 42,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	5,689	sy	$ 12.00	$ 68,267
301	9" Concrete Pavement w/ 6" Curb	5,262	sy	$ 80.00	$ 420,978
401	4" Topsoil	2,133	sy	$ 5.00	$ 10,667
501	5" Concrete Sidewalk	20,480	sf	$ 7.00	$ 143,360
601	Moisture Conditioning	5,689	sy	$ 15.00	$ 85,333
701	Street Lighting	1,280	lf	$ 160.00	$ 204,800
				Paving Construction Cost Subtotal:	**$ 976,071**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 78,086
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 39,043
√	Roadway Drainage	Standard Internal System	35%	$ 341,625
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 48,804
√	Sewer	Minor Adjustments	2%	$ 19,521
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 58,564
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 835,643**

Paving and Allowance Subtotal:		**$ 1,811,714**
Construction Contingency:	15%	$ 271,757
Annual Inflation (5 Years):	4%	$ 451,390
Construction Cost TOTAL:		**$ 2,535,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,535,000**
Engineering/Survey/Testing:		18%	$ 456,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 507,000
		Impact Fee Project Cost TOTAL:	**$ 3,498,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-12**
Name:	CR 994	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	1566 FT E OF COX LN TO 1606 FT E OF COX LN			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	810			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,800	cy	$ 15.00	$ 27,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	3,600	sy	$ 12.00	$ 43,200
301	9" Concrete Pavement w/ 6" Curb	3,330	sy	$ 80.00	$ 266,400
401	4" Topsoil	1,350	sy	$ 5.00	$ 6,750
501	5" Concrete Sidewalk	12,960	sf	$ 7.00	$ 90,720
601	Moisture Conditioning	3,600	sy	$ 15.00	$ 54,000
701	Street Lighting	810	lf	$ 160.00	$ 129,600
				Paving Construction Cost Subtotal:	**$ 617,670**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 49,414
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,530
√	Pavement Markings/Signs		4%	$ 24,707
√	Roadway Drainage	Standard Internal System	25%	$ 154,418
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 30,884
√	Sewer	Minor Adjustments	2%	$ 12,353
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 37,060
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 327,365**

Paving and Allowance Subtotal:		**$ 945,035**
Construction Contingency:	15%	$ 141,755
Annual Inflation (5 Years):	4%	$ 235,456
Construction Cost TOTAL:		**$ 1,323,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,323,000**
Engineering/Survey/Testing:		18%	$ 238,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 132,300
		Impact Fee Project Cost TOTAL:	**$ 1,693,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-13**
Name:	J FRED SMITH PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	DALLAS NORTH TOLLWAY TO LEGACY DR			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2UD			
Length (lf):	4,385			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,821	cy	$ 15.00	$ 102,317
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,642	sy	$ 15.00	$ 204,633
305	10" Concrete Pavement w/ 6" Curb	12,181	sy	$ 90.00	$ 1,096,250
405	4" Topsoil	5,847	sy	$ 5.00	$ 29,233
505	5" Concrete Sidewalk	43,850	sf	$ 7.00	$ 306,950
605	Moisture Conditioning	13,642	sy	$ 15.00	$ 204,633
705	Street Lighting	4,385	lf	$ 160.00	$ 701,600
				Paving Construction Cost Subtotal:	**$ 2,645,617**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 211,649
√	Traffic Control	Construction Phase Traffic Control	3%	$ 79,369
√	Pavement Markings/Signs		4%	$ 105,825
√	Roadway Drainage	Standard Internal System	25%	$ 661,404
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 132,281
√	Sewer	Minor Adjustments	2%	$ 52,912
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 158,737
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,652,177**

Paving and Allowance Subtotal:		**$ 4,297,794**
Construction Contingency:	15%	$ 644,669
Annual Inflation (5 Years):	4%	$ 1,070,799
Construction Cost TOTAL:		**$ 6,014,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,014,000**
Engineering/Survey/Testing:		18%	$ 1,082,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 601,400
		Impact Fee Project Cost TOTAL:	**$ 7,698,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-14**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO FM 455			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,610			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,231	cy	$ 15.00	$ 168,467
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	22,462	sy	$ 15.00	$ 336,933
304	10" Concrete Pavement w/ 6" Curb	20,056	sy	$ 90.00	$ 1,805,000
404	4" Topsoil	14,841	sy	$ 5.00	$ 74,206
504	5" Concrete Sidewalk	72,200	sf	$ 7.00	$ 505,400
604	Moisture Conditioning	22,462	sy	$ 15.00	$ 336,933
704	Street Lighting	3,610	lf	$ 160.00	$ 577,600
				Paving Construction Cost Subtotal:	**$ 3,804,539**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 304,363
√	Traffic Control	Construction Phase Traffic Control	3%	$ 114,136
√	Pavement Markings/Signs		4%	$ 152,182
√	Roadway Drainage	Standard Internal System	25%	$ 951,135
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,231,650	$ 1,231,650
√	Water	Minor Adjustments	5%	$ 190,227
√	Sewer	Minor Adjustments	2%	$ 76,091
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 228,272
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,248,056**

Paving and Allowance Subtotal:		**$ 7,052,595**
Construction Contingency:	15%	$ 1,057,889
Annual Inflation (5 Years):	4%	$ 1,757,160
Construction Cost TOTAL:		**$ 9,868,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,868,000**
Engineering/Survey/Testing:		18%	$ 1,776,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 986,800
		Impact Fee Project Cost TOTAL:	**$ 12,631,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-15**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	FM 455 TO 575 FT EAST OF FM 455			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	575			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,789	cy	$ 15.00	$ 26,833
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,578	sy	$ 15.00	$ 53,667
304	10" Concrete Pavement w/ 6" Curb	3,194	sy	$ 90.00	$ 287,500
404	4" Topsoil	2,364	sy	$ 5.00	$ 11,819
504	5" Concrete Sidewalk	11,500	sf	$ 7.00	$ 80,500
604	Moisture Conditioning	3,578	sy	$ 15.00	$ 53,667
704	Street Lighting	575	lf	$ 160.00	$ 92,000
				Paving Construction Cost Subtotal:	**$ 605,986**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 48,479
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,180
√	Pavement Markings/Signs		4%	$ 24,239
√	Roadway Drainage	Standard Internal System	25%	$ 151,497
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 30,299
√	Sewer	Minor Adjustments	2%	$ 12,120
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 36,359
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 321,173**

Paving and Allowance Subtotal:		**$ 927,159**
Construction Contingency:	15%	$ 139,074
Annual Inflation (5 Years):	4%	$ 231,002
Construction Cost TOTAL:		**$ 1,298,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,298,000**
Engineering/Survey/Testing:		18%	$ 233,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 129,800
		Impact Fee Project Cost TOTAL:	**$ 1,661,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-16**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	575 FT EAST OF FM 455 TO CELINA PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,510			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,809	cy	$ 15.00	$ 117,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,618	sy	$ 15.00	$ 234,267
304	10" Concrete Pavement w/ 6" Curb	13,944	sy	$ 90.00	$ 1,255,000
404	4" Topsoil	10,319	sy	$ 5.00	$ 51,594
504	5" Concrete Sidewalk	50,200	sf	$ 7.00	$ 351,400
604	Moisture Conditioning	15,618	sy	$ 15.00	$ 234,267
704	Street Lighting	2,510	lf	$ 160.00	$ 401,600
				Paving Construction Cost Subtotal:	**$ 2,645,261**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 211,621
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 105,810
√	Roadway Drainage	Standard Internal System	35%	$ 925,841
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 132,263
√	Sewer	Minor Adjustments	2%	$ 52,905
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 158,716
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,587,157**

Paving and Allowance Subtotal:		**$ 4,232,418**
Construction Contingency:	15%	$ 634,863
Annual Inflation (5 Years):	4%	$ 1,054,510
Construction Cost TOTAL:		**$ 5,922,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,922,000**
Engineering/Survey/Testing:		18%	$ 1,065,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,184,400
		Impact Fee Project Cost TOTAL:	**$ 8,172,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-17**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CELINA PKWY TO FLORIDA DR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,635			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,198	cy	$ 15.00	$ 122,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,396	sy	$ 15.00	$ 245,933
304	10" Concrete Pavement w/ 6" Curb	14,639	sy	$ 90.00	$ 1,317,500
404	4" Topsoil	10,833	sy	$ 5.00	$ 54,164
504	5" Concrete Sidewalk	52,700	sf	$ 7.00	$ 368,900
604	Moisture Conditioning	16,396	sy	$ 15.00	$ 245,933
704	Street Lighting	2,635	lf	$ 160.00	$ 421,600
				Paving Construction Cost Subtotal:	**$ 2,776,997**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 222,160
√	Traffic Control	Construction Phase Traffic Control	3%	$ 83,310
√	Pavement Markings/Signs		4%	$ 111,080
√	Roadway Drainage	Standard Internal System	25%	$ 694,249
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 138,850
√	Sewer	Minor Adjustments	2%	$ 55,540
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 166,620
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,471,809**

Paving and Allowance Subtotal:		**$ 4,248,806**
Construction Contingency:	15%	$ 637,321
Annual Inflation (5 Years):	4%	$ 1,058,594
Construction Cost TOTAL:		**$ 5,945,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,945,000**
Engineering/Survey/Testing:		18%	$ 1,070,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 594,500
		Impact Fee Project Cost TOTAL:	**$ 7,610,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-18**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 57 TO 701 FT EAST OF CR 57			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,520			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,729	cy	$ 15.00	$ 70,933
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,458	sy	$ 15.00	$ 141,867
304	10" Concrete Pavement w/ 6" Curb	8,444	sy	$ 90.00	$ 760,000
404	4" Topsoil	6,249	sy	$ 5.00	$ 31,244
504	5" Concrete Sidewalk	30,400	sf	$ 7.00	$ 212,800
604	Moisture Conditioning	9,458	sy	$ 15.00	$ 141,867
704	Street Lighting	1,520	lf	$ 160.00	$ 243,200
				Paving Construction Cost Subtotal:	**$ 1,601,911**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 128,153
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 64,076
√	Roadway Drainage	Standard Internal System	35%	$ 560,669
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$22,000,000	$ 22,000,000
√	Water	Minor Adjustments	5%	$ 80,096
√	Sewer	Minor Adjustments	2%	$ 32,038
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 96,115
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 22,961,147**

Paving and Allowance Subtotal:		**$ 24,563,058**
Construction Contingency:	15%	$ 3,684,459
Annual Inflation (5 Years):	4%	$ 6,119,906
Construction Cost TOTAL:		**$ 34,368,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 34,368,000**
Engineering/Survey/Testing:		18%	$ 6,186,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 6,873,600
		Impact Fee Project Cost TOTAL:	**$ 47,428,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-19**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LOUISIANA TO 2084.4 FT W OF LOUISIANA			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,060			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,298	cy	$ 15.00	$ 49,467
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,596	sy	$ 15.00	$ 98,933
304	10" Concrete Pavement w/ 6" Curb	5,889	sy	$ 90.00	$ 530,000
404	4" Topsoil	4,358	sy	$ 5.00	$ 21,789
504	5" Concrete Sidewalk	21,200	sf	$ 7.00	$ 148,400
604	Moisture Conditioning	6,596	sy	$ 15.00	$ 98,933
704	Street Lighting	1,060	lf	$ 160.00	$ 169,600
				Paving Construction Cost Subtotal:	**$ 1,117,122**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 89,370
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 44,685
√	Roadway Drainage	Standard Internal System	35%	$ 390,993
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$8,046,780	$ 8,046,780
√	Water	Minor Adjustments	5%	$ 55,856
√	Sewer	Minor Adjustments	2%	$ 22,342
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 67,027
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,717,053**

Paving and Allowance Subtotal:		**$ 9,834,176**
Construction Contingency:	15%	$ 1,475,126
Annual Inflation (5 Years):	4%	$ 2,450,193
Construction Cost TOTAL:		**$ 13,760,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 13,760,000**
Engineering/Survey/Testing:		18%	$ 2,476,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,752,000
		Impact Fee Project Cost TOTAL:	**$ 18,989,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-20**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	OKLAHOMA DR TO 1430 FT W OF PRESTON			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,085			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,487	cy	$ 15.00	$ 97,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,973	sy	$ 15.00	$ 194,600
304	10" Concrete Pavement w/ 6" Curb	11,583	sy	$ 90.00	$ 1,042,500
404	4" Topsoil	8,572	sy	$ 5.00	$ 42,858
504	5" Concrete Sidewalk	41,700	sf	$ 7.00	$ 291,900
604	Moisture Conditioning	12,973	sy	$ 15.00	$ 194,600
704	Street Lighting	2,085	lf	$ 160.00	$ 333,600
				Paving Construction Cost Subtotal:	**$ 2,197,358**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 175,789
√	Traffic Control	Construction Phase Traffic Control	3%	$ 65,921
√	Pavement Markings/Signs		4%	$ 87,894
√	Roadway Drainage	Standard Internal System	25%	$ 549,340
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 109,868
√	Sewer	Minor Adjustments	2%	$ 43,947
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 131,842
√	Other:	At-Grade Railroad Crossing	-	$ 1,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,164,600**

Paving and Allowance Subtotal:		**$ 4,361,958**
Construction Contingency:	15%	$ 654,294
Annual Inflation (5 Years):	4%	$ 1,086,786
Construction Cost TOTAL:		**$ 6,104,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,104,000**
Engineering/Survey/Testing:		18%	$ 1,098,720
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 610,400
		Impact Fee Project Cost TOTAL:	**$ 7,813,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-21**
Name:	WALNUT ST (FM 455)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	FM 455 TO FLORIDA			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	4,830			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	15,027	cy	$ 15.00	$ 225,400
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	30,053	sy	$ 15.00	$ 450,800
302	10" Concrete Pavement w/ 6" Curb	26,833	sy	$ 90.00	$ 2,415,000
402	4" Topsoil	19,857	sy	$ 5.00	$ 99,283
502	5" Concrete Sidewalk	96,600	sf	$ 7.00	$ 676,200
602	Moisture Conditioning	30,053	sy	$ 15.00	$ 450,800
702	Street Lighting	4,830	lf	$ 160.00	$ 772,800
				Paving Construction Cost Subtotal:	**$ 5,090,283**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 407,223
√	Traffic Control	Construction Phase Traffic Control	3%	$ 152,709
√	Pavement Markings/Signs		4%	$ 203,611
√	Roadway Drainage	Standard Internal System	25%	$ 1,272,571
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 254,514
√	Sewer	Minor Adjustments	2%	$ 101,806
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 305,417
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,697,850**

Paving and Allowance Subtotal:		**$ 7,788,134**
Construction Contingency:	15%	$ 1,168,220
Annual Inflation (5 Years):	4%	$ 1,940,420
Construction Cost TOTAL:		**$ 10,897,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,897,000**
Engineering/Survey/Testing:		18%	$ 1,961,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,089,700
		Impact Fee Project Cost TOTAL:	**$ 13,948,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-22**
Name:	OKLAHOMA DR	**This project consists of the construction**		
Limits:	MALONE TO PRESTON RD	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	3,250			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	7,222	cy	$ 15.00	$ 108,333
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	14,444	sy	$ 12.00	$ 173,333
301	9" Concrete Pavement w/ 6" Curb	13,361	sy	$ 80.00	$ 1,068,889
401	4" Topsoil	5,417	sy	$ 5.00	$ 27,083
501	5" Concrete Sidewalk	52,000	sf	$ 7.00	$ 364,000
601	Moisture Conditioning	14,444	sy	$ 15.00	$ 216,667
701	Street Lighting	3,250	lf	$ 160.00	$ 520,000
				Paving Construction Cost Subtotal:	**$ 2,478,306**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 198,264
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 99,132
√	Roadway Drainage	Standard Internal System	35%	$ 867,407
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 123,915
√	Sewer	Minor Adjustments	2%	$ 49,566
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 148,698
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,486,983**

Paving and Allowance Subtotal:		**$ 3,965,289**
Construction Contingency:	15%	$ 594,793
Annual Inflation (5 Years):	4%	$ 987,955
Construction Cost TOTAL:		**$ 5,549,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,549,000**
Engineering/Survey/Testing:		18%	$ 998,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,109,800
		Impact Fee Project Cost TOTAL:	**$ 7,658,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-23**
Name:	MOBBERLY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,715		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,336	cy	$ 15.00	$ 80,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,671	sy	$ 15.00	$ 160,067
304	10" Concrete Pavement w/ 6" Curb	9,528	sy	$ 90.00	$ 857,500
404	4" Topsoil	7,051	sy	$ 5.00	$ 35,253
504	5" Concrete Sidewalk	34,300	sf	$ 7.00	$ 240,100
604	Moisture Conditioning	10,671	sy	$ 15.00	$ 160,067
704	Street Lighting	1,715	lf	$ 160.00	$ 274,400
				Paving Construction Cost Subtotal:	**$ 1,807,419**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 144,594
√	Traffic Control	Construction Phase Traffic Control	3%	$ 54,223
√	Pavement Markings/Signs		4%	$ 72,297
√	Roadway Drainage	Standard Internal System	25%	$ 451,855
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$13,958,700	$ 13,958,700
√	Water	Minor Adjustments	5%	$ 90,371
√	Sewer	Minor Adjustments	2%	$ 36,148
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 108,445
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 14,916,632**

Paving and Allowance Subtotal:		**$ 16,724,052**
Construction Contingency:	15%	$ 2,508,608
Annual Inflation (5 Years):	4%	$ 4,166,812
Construction Cost TOTAL:		**$ 23,400,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 23,400,000**
Engineering/Survey/Testing:		18%	$ 4,212,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 2,340,000
		Impact Fee Project Cost TOTAL:	**$ 29,952,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-24**
Name:	MOBBERLY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,545		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,029	cy	$ 15.00	$ 165,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	22,058	sy	$ 15.00	$ 330,867
304	10" Concrete Pavement w/ 6" Curb	19,694	sy	$ 90.00	$ 1,772,500
404	4" Topsoil	14,574	sy	$ 5.00	$ 72,869
504	5" Concrete Sidewalk	70,900	sf	$ 7.00	$ 496,300
604	Moisture Conditioning	22,058	sy	$ 15.00	$ 330,867
704	Street Lighting	3,545	lf	$ 160.00	$ 567,200
				Paving Construction Cost Subtotal:	**$ 3,736,036**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 298,883
√	Traffic Control	Construction Phase Traffic Control	3%	$ 112,081
√	Pavement Markings/Signs		4%	$ 149,441
√	Roadway Drainage	Standard Internal System	25%	$ 934,009
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$13,137,600	$ 13,137,600
√	Water	Minor Adjustments	5%	$ 186,802
√	Sewer	Minor Adjustments	2%	$ 74,721
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 224,162
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 15,117,699**

Paving and Allowance Subtotal:		**$ 18,853,735**
Construction Contingency:	15%	$ 2,828,060
Annual Inflation (5 Years):	4%	$ 4,697,424
Construction Cost TOTAL:		**$ 26,380,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 26,380,000**
Engineering/Survey/Testing:		18%	$ 4,748,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 2,638,000
		Impact Fee Project Cost TOTAL:	**$ 33,766,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-25**
Name:	MOBBERLY CONNECTOR	**This project consists of the construction**	
Limits:	1240 FT WEST OF RANCH RD TO RANCH RD	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,240		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,858	cy	$ 15.00	$ 57,867
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,716	sy	$ 15.00	$ 115,733
302	10" Concrete Pavement w/ 6" Curb	6,889	sy	$ 90.00	$ 620,000
402	4" Topsoil	5,098	sy	$ 5.00	$ 25,489
502	5" Concrete Sidewalk	24,800	sf	$ 7.00	$ 173,600
602	Moisture Conditioning	7,716	sy	$ 15.00	$ 115,733
702	Street Lighting	1,240	lf	$ 160.00	$ 198,400
				Paving Construction Cost Subtotal:	**$ 1,306,822**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 104,546
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 52,273
√	Roadway Drainage	Standard Internal System	35%	$ 457,388
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 65,341
√	Sewer	Minor Adjustments	2%	$ 26,136
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 78,409
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 784,093**

Paving and Allowance Subtotal:		**$ 2,090,916**
Construction Contingency:	15%	$ 313,637
Annual Inflation (5 Years):	4%	$ 520,953
Construction Cost TOTAL:		**$ 2,926,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,926,000**
Engineering/Survey/Testing:		18%	$ 526,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 585,200
		Impact Fee Project Cost TOTAL:	**$ 4,038,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-26**
Name:	SUNSET BLVD	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**		
Limits:	RANCH RD TO CELINA PKWY			
Impact Fee Class:	M4D (1/2)			
Existing Lanes:	2D			
Length (lf):	3,195			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	4,970	cy	$ 15.00	$ 74,550
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,940	sy	$ 15.00	$ 149,100
303	10" Concrete Pavement w/ 6" Curb	8,875	sy	$ 90.00	$ 798,750
403	4" Topsoil	4,260	sy	$ 5.00	$ 21,300
503	5" Concrete Sidewalk	31,950	sf	$ 7.00	$ 223,650
603	Moisture Conditioning	9,940	sy	$ 15.00	$ 149,100
703	Street Lighting	3,195	lf	$ 160.00	$ 511,200
				Paving Construction Cost Subtotal:	**$ 1,927,650**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 154,212
√	Traffic Control	Construction Phase Traffic Control	3%	$ 57,830
√	Pavement Markings/Signs		4%	$ 77,106
√	Roadway Drainage	Standard Internal System	25%	$ 481,913
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 96,383
√	Sewer	Minor Adjustments	2%	$ 38,553
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 115,659
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,021,655**

Paving and Allowance Subtotal:		**$ 2,949,305**
Construction Contingency:	15%	$ 442,396
Annual Inflation (5 Years):	4%	$ 734,822
Construction Cost TOTAL:		**$ 4,127,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,127,000**
Engineering/Survey/Testing:		18%	$ 742,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 412,700
		Impact Fee Project Cost TOTAL:	**$ 5,283,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-27**
Name:	SUNSET BLVD	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**		
Limits:	CELINA PKWY TO S UTAH DR			
Impact Fee Class:	M4D (1/2)			
Existing Lanes:	2UD			
Length (lf):	2,400			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	3,733	cy	$ 15.00	$ 56,000
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,467	sy	$ 15.00	$ 112,000
303	10" Concrete Pavement w/ 6" Curb	6,667	sy	$ 90.00	$ 600,000
403	4" Topsoil	3,200	sy	$ 5.00	$ 16,000
503	5" Concrete Sidewalk	24,000	sf	$ 7.00	$ 168,000
603	Moisture Conditioning	7,467	sy	$ 15.00	$ 112,000
703	Street Lighting	2,400	lf	$ 160.00	$ 384,000
				Paving Construction Cost Subtotal:	**$ 1,448,000**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 115,840
√	Traffic Control	Construction Phase Traffic Control	3%	$ 43,440
√	Pavement Markings/Signs		4%	$ 57,920
√	Roadway Drainage	Standard Internal System	25%	$ 362,000
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 72,400
√	Sewer	Minor Adjustments	2%	$ 28,960
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 86,880
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 767,440**

Paving and Allowance Subtotal:		**$ 2,215,440**
Construction Contingency:	15%	$ 332,316
Annual Inflation (5 Years):	4%	$ 551,979
Construction Cost TOTAL:		**$ 3,100,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,100,000**
Engineering/Survey/Testing:		18%	$ 558,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 310,000
		Impact Fee Project Cost TOTAL:	**$ 3,968,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-28**
Name:	SUNSET BLVD	**This project consists of the construction**		
Limits:	S UTAH DR TO BNSF RAILWAY	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,045			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,362	cy	$ 15.00	$ 95,433
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,724	sy	$ 15.00	$ 190,867
302	10" Concrete Pavement w/ 6" Curb	11,361	sy	$ 90.00	$ 1,022,500
402	4" Topsoil	8,407	sy	$ 5.00	$ 42,036
502	5" Concrete Sidewalk	40,900	sf	$ 7.00	$ 286,300
602	Moisture Conditioning	12,724	sy	$ 15.00	$ 190,867
702	Street Lighting	2,045	lf	$ 160.00	$ 327,200
				Paving Construction Cost Subtotal:	**$ 2,155,203**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,416
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 86,208
√	Roadway Drainage	Standard Internal System	35%	$ 754,321
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 107,760
√	Sewer	Minor Adjustments	2%	$ 43,104
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,312
√	Other:	At-Grade Railroad Crossing	-	$ 500,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,793,122**

Paving and Allowance Subtotal:		**$ 3,948,324**
Construction Contingency:	15%	$ 592,249
Annual Inflation (5 Years):	4%	$ 983,728
Construction Cost TOTAL:		**$ 5,525,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,525,000**
Engineering/Survey/Testing:		18%	$ 994,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,105,000
		Impact Fee Project Cost TOTAL:	**$ 7,625,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-29**
Name:	SUNSET BLVD	**This project consists of the construction**		
Limits:	BNSF RAILWAY TO PRESTON RD	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,095			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,518	cy	$ 15.00	$ 97,767
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,036	sy	$ 15.00	$ 195,533
302	10" Concrete Pavement w/ 6" Curb	11,639	sy	$ 90.00	$ 1,047,500
402	4" Topsoil	8,613	sy	$ 5.00	$ 43,064
502	5" Concrete Sidewalk	41,900	sf	$ 7.00	$ 293,300
602	Moisture Conditioning	13,036	sy	$ 15.00	$ 195,533
702	Street Lighting	2,095	lf	$ 160.00	$ 335,200
				Paving Construction Cost Subtotal:	**$ 2,207,897**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 176,632
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 88,316
√	Roadway Drainage	Standard Internal System	35%	$ 772,764
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 110,395
√	Sewer	Minor Adjustments	2%	$ 44,158
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 132,474
√	Other:	At-Grade Railroad Crossing	-	$ 1,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,574,738**

Paving and Allowance Subtotal:		**$ 4,782,636**
Construction Contingency:	15%	$ 717,395
Annual Inflation (5 Years):	4%	$ 1,191,598
Construction Cost TOTAL:		**$ 6,692,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,692,000**
Engineering/Survey/Testing:		18%	$ 1,204,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,338,400
		Impact Fee Project Cost TOTAL:	**$ 9,235,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-30, 6-1**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	LEGACY DR TO DENTON COUNTY LINE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,765		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,602	cy	$ 15.00	$ 129,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,204	sy	$ 15.00	$ 258,067
304	10" Concrete Pavement w/ 6" Curb	15,361	sy	$ 90.00	$ 1,382,500
404	4" Topsoil	11,367	sy	$ 5.00	$ 56,836
504	5" Concrete Sidewalk	55,300	sf	$ 7.00	$ 387,100
604	Moisture Conditioning	17,204	sy	$ 15.00	$ 258,067
704	Street Lighting	2,765	lf	$ 160.00	$ 442,400
				Paving Construction Cost Subtotal:	**$ 2,914,003**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 233,120
√	Traffic Control	Construction Phase Traffic Control	3%	$ 87,420
√	Pavement Markings/Signs		4%	$ 116,560
√	Roadway Drainage	Standard Internal System	25%	$ 728,501
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 145,700
√	Sewer	Minor Adjustments	2%	$ 58,280
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 174,840
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,544,421**

Paving and Allowance Subtotal:		**$ 4,458,424**
Construction Contingency:	15%	$ 668,764
Annual Inflation (5 Years):	4%	$ 1,110,820
Construction Cost TOTAL:		**$ 6,239,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,239,000**
Engineering/Survey/Testing:		18%	$ 1,123,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 623,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,993,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-31, 6-2**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO DALLAS NORTH TOLLWAY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,410			
Service Area(s):	3, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,720	cy	$ 15.00	$ 205,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	27,440	sy	$ 15.00	$ 411,600
304	10" Concrete Pavement w/ 6" Curb	24,500	sy	$ 90.00	$ 2,205,000
404	4" Topsoil	18,130	sy	$ 5.00	$ 90,650
504	5" Concrete Sidewalk	88,200	sf	$ 7.00	$ 617,400
604	Moisture Conditioning	27,440	sy	$ 15.00	$ 411,600
704	Street Lighting	4,410	lf	$ 160.00	$ 705,600
				Paving Construction Cost Subtotal:	**$ 4,647,650**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 371,812
√	Traffic Control	Construction Phase Traffic Control	3%	$ 139,430
√	Pavement Markings/Signs		4%	$ 185,906
√	Roadway Drainage	Standard Internal System	25%	$ 1,161,913
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 232,383
√	Sewer	Minor Adjustments	2%	$ 92,953
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 278,859
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,463,255**

Paving and Allowance Subtotal:		**$ 7,110,905**
Construction Contingency:	15%	$ 1,066,636
Annual Inflation (5 Years):	4%	$ 1,771,688
Construction Cost TOTAL:		**$ 9,950,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,950,000**
Engineering/Survey/Testing:		18%	$ 1,791,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 995,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,368,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-32, 6-3**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,910		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,053	cy	$ 15.00	$ 135,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,107	sy	$ 15.00	$ 271,600
304	10" Concrete Pavement w/ 6" Curb	16,167	sy	$ 90.00	$ 1,455,000
404	4" Topsoil	11,963	sy	$ 5.00	$ 59,817
504	5" Concrete Sidewalk	58,200	sf	$ 7.00	$ 407,400
604	Moisture Conditioning	18,107	sy	$ 15.00	$ 271,600
704	Street Lighting	2,910	lf	$ 160.00	$ 465,600
				Paving Construction Cost Subtotal:	**$ 3,066,817**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 245,345
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,005
√	Pavement Markings/Signs		4%	$ 122,673
√	Roadway Drainage	Standard Internal System	25%	$ 766,704
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 153,341
√	Sewer	Minor Adjustments	2%	$ 61,336
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,009
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,625,413**

Paving and Allowance Subtotal:		**$ 4,692,230**
Construction Contingency:	15%	$ 703,834
Annual Inflation (5 Years):	4%	$ 1,169,073
Construction Cost TOTAL:		**$ 6,566,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,566,000**
Engineering/Survey/Testing:		18%	$ 1,181,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 656,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,202,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-33**
Name:	GLENDENNING PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	552 FT WEST OF CR 55 TO FM 428			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	835			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,598	cy	$ 15.00	$ 38,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,196	sy	$ 15.00	$ 77,933
304	10" Concrete Pavement w/ 6" Curb	4,639	sy	$ 90.00	$ 417,500
404	4" Topsoil	3,433	sy	$ 5.00	$ 17,164
504	5" Concrete Sidewalk	16,700	sf	$ 7.00	$ 116,900
604	Moisture Conditioning	5,196	sy	$ 15.00	$ 77,933
704	Street Lighting	835	lf	$ 160.00	$ 133,600
				Paving Construction Cost Subtotal:	**$ 879,997**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 70,400
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 35,200
√	Roadway Drainage	Standard Internal System	35%	$ 307,999
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 44,000
√	Sewer	Minor Adjustments	2%	$ 17,600
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,800
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 527,998**

Paving and Allowance Subtotal:		**$ 1,407,996**
Construction Contingency:	15%	$ 211,199
Annual Inflation (5 Years):	4%	$ 350,803
Construction Cost TOTAL:		**$ 1,970,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,970,000**
Engineering/Survey/Testing:		18%	$ 354,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 394,000
		Impact Fee Project Cost TOTAL:	**$ 2,719,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-34**
Name:	GLENDENNING PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	GLENDENNING PKWY TO CR 55			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,940			
Service Area(s):	3, 0			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,036	cy	$ 15.00	$ 90,533
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,071	sy	$ 15.00	$ 181,067
304	10" Concrete Pavement w/ 6" Curb	10,778	sy	$ 90.00	$ 970,000
404	4" Topsoil	7,976	sy	$ 5.00	$ 39,878
504	5" Concrete Sidewalk	38,800	sf	$ 7.00	$ 271,600
604	Moisture Conditioning	12,071	sy	$ 15.00	$ 181,067
704	Street Lighting	1,940	lf	$ 160.00	$ 310,400
				Paving Construction Cost Subtotal:	**$ 2,044,544**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 163,564
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 81,782
√	Roadway Drainage	Standard Internal System	35%	$ 715,591
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$6,568,800	$ 6,568,800
√	Water	Minor Adjustments	5%	$ 102,227
√	Sewer	Minor Adjustments	2%	$ 40,891
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 122,673
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,795,527**

Paving and Allowance Subtotal:		**$ 9,840,071**
Construction Contingency:	15%	$ 1,476,011
Annual Inflation (5 Years):	4%	$ 2,451,662
Construction Cost TOTAL:		**$ 13,768,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 13,768,000**
Engineering/Survey/Testing:		18%	$ 2,478,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,753,600
		Impact Fee Project Cost TOTAL:	**$ 19,000,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-35, 6-4**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PRESTON RD TO OLD CELINA CEMETERY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,220		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,018	cy	$ 15.00	$ 150,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,036	sy	$ 15.00	$ 300,533
304	10" Concrete Pavement w/ 6" Curb	17,889	sy	$ 90.00	$ 1,610,000
404	4" Topsoil	13,238	sy	$ 5.00	$ 66,189
504	5" Concrete Sidewalk	64,400	sf	$ 7.00	$ 450,800
604	Moisture Conditioning	20,036	sy	$ 15.00	$ 300,533
704	Street Lighting	3,220	lf	$ 160.00	$ 515,200
				Paving Construction Cost Subtotal:	**$ 3,393,522**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 271,482
√	Traffic Control	Construction Phase Traffic Control	3%	$ 101,806
√	Pavement Markings/Signs		4%	$ 135,741
√	Roadway Drainage	Standard Internal System	25%	$ 848,381
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 169,676
√	Sewer	Minor Adjustments	2%	$ 67,870
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 203,611
√	Other:	Grade-Separated Railroad Crossing	-	$ 5,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,798,567**

Paving and Allowance Subtotal:		**$ 10,192,089**
Construction Contingency:	15%	$ 1,528,813
Annual Inflation (5 Years):	4%	$ 2,539,368
Construction Cost TOTAL:		**$ 14,261,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 14,261,000**
Engineering/Survey/Testing:		18%	$ 2,566,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,426,100
		Impact Fee Project Cost TOTAL:	**$ 18,254,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-36**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	GA MOORE PKWY TO O'BRIEN DR			
Impact Fee Class:	DNT			
Existing Lanes:	XX			
Length (lf):	7,575			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	6,733	cy	$ 15.00	$ 101,000
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,467	sy	$ 15.00	$ 202,000
307	10" Concrete Pavement w/ 6" Curb	10,942	sy	$ 90.00	$ 984,750
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	13,467	sy	$ 15.00	$ 202,000
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,489,750**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 119,180
√	Traffic Control	Construction Phase Traffic Control	3%	$ 44,693
√	Pavement Markings/Signs		4%	$ 59,590
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 74,488
√	Sewer	Minor Adjustments	2%	$ 29,795
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 89,385
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 417,130**

Paving and Allowance Subtotal:		**$ 1,906,880**
Construction Contingency:	15%	$ 286,032
Annual Inflation (5 Years):	4%	$ 475,101
Construction Cost TOTAL:		**$ 2,669,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,669,000**
Engineering/Survey/Testing:		18%	$ 480,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 266,900
		Impact Fee Project Cost TOTAL:	**$ 3,416,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-37**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	O'BRIEN DR TO J FRED SMITH PKWY			
Impact Fee Class:	DNT			
Existing Lanes:	XX			
Length (lf):	3,050			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	2,711	cy	$ 15.00	$ 40,667
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,422	sy	$ 15.00	$ 81,333
307	10" Concrete Pavement w/ 6" Curb	4,406	sy	$ 90.00	$ 396,500
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	5,422	sy	$ 15.00	$ 81,333
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 599,833**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 47,987
√	Traffic Control	Construction Phase Traffic Control	3%	$ 17,995
√	Pavement Markings/Signs		4%	$ 23,993
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 29,992
√	Sewer	Minor Adjustments	2%	$ 11,997
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 35,990
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 167,953**

Paving and Allowance Subtotal:		**$ 767,787**
Construction Contingency:	15%	$ 115,168
Annual Inflation (5 Years):	4%	$ 191,295
Construction Cost TOTAL:		**$ 1,075,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,075,000**
Engineering/Survey/Testing:		18%	$ 193,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 107,500
		Impact Fee Project Cost TOTAL:	**$ 1,376,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-38**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	J FRED SMITH PKWY TO MOBBERLY RD			
Impact Fee Class:	DNT			
Existing Lanes:	2UD			
Length (lf):	6,145			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,462	cy	$ 15.00	$ 81,933
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,924	sy	$ 15.00	$ 163,867
307	10" Concrete Pavement w/ 6" Curb	8,876	sy	$ 90.00	$ 798,850
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	10,924	sy	$ 15.00	$ 163,867
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,208,517**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 96,681
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,256
√	Pavement Markings/Signs		4%	$ 48,341
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 60,426
√	Sewer	Minor Adjustments	2%	$ 24,170
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 72,511
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 338,385**

Paving and Allowance Subtotal:		**$ 1,546,901**
Construction Contingency:	15%	$ 232,035
Annual Inflation (5 Years):	4%	$ 385,412
Construction Cost TOTAL:		**$ 2,165,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,165,000**
Engineering/Survey/Testing:		18%	$ 389,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 216,500
		Impact Fee Project Cost TOTAL:	**$ 2,771,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-39**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	COUNTY LINE TO LEGACY DR			
Impact Fee Class:	DNT			
Existing Lanes:	XX			
Length (lf):	3,810			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	3,387	cy	$ 15.00	$ 50,800
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,773	sy	$ 15.00	$ 101,600
307	10" Concrete Pavement w/ 6" Curb	5,503	sy	$ 90.00	$ 495,300
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	6,773	sy	$ 15.00	$ 101,600
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 749,300**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 59,944
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,479
√	Pavement Markings/Signs		4%	$ 29,972
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 37,465
√	Sewer	Minor Adjustments	2%	$ 14,986
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 44,958
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 209,804**

Paving and Allowance Subtotal:		**$ 959,104**
Construction Contingency:	15%	$ 143,866
Annual Inflation (5 Years):	4%	$ 238,962
Construction Cost TOTAL:		**$ 1,342,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,342,000**
Engineering/Survey/Testing:		18%	$ 241,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 134,200
		Impact Fee Project Cost TOTAL:	**$ 1,718,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-40**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	LEGACY DR TO GLENDENNING PKWY			
Impact Fee Class:	DNT			
Existing Lanes:	XX			
Length (lf):	6,295			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,596	cy	$ 15.00	$ 83,933
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,191	sy	$ 15.00	$ 167,867
307	10" Concrete Pavement w/ 6" Curb	9,093	sy	$ 90.00	$ 818,350
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	11,191	sy	$ 15.00	$ 167,867
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,238,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 99,041
√	Traffic Control	Construction Phase Traffic Control	3%	$ 37,141
√	Pavement Markings/Signs		4%	$ 49,521
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 61,901
√	Sewer	Minor Adjustments	2%	$ 24,760
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 74,281
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 346,645**

Paving and Allowance Subtotal:		**$ 1,584,661**
Construction Contingency:	15%	$ 237,699
Annual Inflation (5 Years):	4%	$ 394,820
Construction Cost TOTAL:		**$ 2,218,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,218,000**
Engineering/Survey/Testing:		18%	$ 399,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 221,800
		Impact Fee Project Cost TOTAL:	**$ 2,839,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-41**
Name:	LEGACY DR (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	650 FT S OF GA MOORE PKWY TO O'BRIEN DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,895		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	15,229	cy	$ 15.00	$ 228,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	30,458	sy	$ 15.00	$ 456,867
304	10" Concrete Pavement w/ 6" Curb	27,194	sy	$ 90.00	$ 2,447,500
404	4" Topsoil	20,124	sy	$ 5.00	$ 100,619
504	5" Concrete Sidewalk	97,900	sf	$ 7.00	$ 685,300
604	Moisture Conditioning	30,458	sy	$ 15.00	$ 456,867
704	Street Lighting	4,895	lf	$ 160.00	$ 783,200
				Paving Construction Cost Subtotal:	**$ 5,158,786**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 412,703
√	Traffic Control	Construction Phase Traffic Control	3%	$ 154,764
√	Pavement Markings/Signs		4%	$ 206,351
√	Roadway Drainage	Standard Internal System	25%	$ 1,289,697
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 257,939
√	Sewer	Minor Adjustments	2%	$ 103,176
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 309,527
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,734,157**

Paving and Allowance Subtotal:		**$ 7,892,943**
Construction Contingency:	15%	$ 1,183,941
Annual Inflation (5 Years):	4%	$ 1,966,533
Construction Cost TOTAL:		**$ 11,044,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,044,000**
Engineering/Survey/Testing:		18%	$ 1,987,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,104,400
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 7,068,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-42**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	2,115		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,290	cy	$ 15.00	$ 49,350
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,580	sy	$ 15.00	$ 98,700
305	10" Concrete Pavement w/ 6" Curb	5,875	sy	$ 90.00	$ 528,750
405	4" Topsoil	2,820	sy	$ 5.00	$ 14,100
505	5" Concrete Sidewalk	21,150	sf	$ 7.00	$ 148,050
605	Moisture Conditioning	6,580	sy	$ 15.00	$ 98,700
705	Street Lighting	2,115	lf	$ 160.00	$ 338,400
				Paving Construction Cost Subtotal:	**$ 1,276,050**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 102,084
√	Traffic Control	Construction Phase Traffic Control	3%	$ 38,282
√	Pavement Markings/Signs		4%	$ 51,042
√	Roadway Drainage	Standard Internal System	25%	$ 319,013
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 63,803
√	Sewer	Minor Adjustments	2%	$ 25,521
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 76,563
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 676,307**

Paving and Allowance Subtotal:		**$ 1,952,357**
Construction Contingency:	15%	$ 292,853
Annual Inflation (5 Years):	4%	$ 486,431
Construction Cost TOTAL:		**$ 2,732,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,732,000**
Engineering/Survey/Testing:		18%	$ 491,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 273,200
		Impact Fee Project Cost TOTAL:	**$ 3,497,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-43**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	555		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,727	cy	$ 15.00	$ 25,900
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,453	sy	$ 15.00	$ 51,800
304	10" Concrete Pavement w/ 6" Curb	3,083	sy	$ 90.00	$ 277,500
404	4" Topsoil	2,282	sy	$ 5.00	$ 11,408
504	5" Concrete Sidewalk	11,100	sf	$ 7.00	$ 77,700
604	Moisture Conditioning	3,453	sy	$ 15.00	$ 51,800
704	Street Lighting	555	lf	$ 160.00	$ 88,800
				Paving Construction Cost Subtotal:	**$ 584,908**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 46,793
√	Traffic Control	Construction Phase Traffic Control	3%	$ 17,547
√	Pavement Markings/Signs		4%	$ 23,396
√	Roadway Drainage	Standard Internal System	25%	$ 146,227
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 29,245
√	Sewer	Minor Adjustments	2%	$ 11,698
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 35,095
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 310,001**

Paving and Allowance Subtotal:		**$ 894,910**
Construction Contingency:	15%	$ 134,236
Annual Inflation (5 Years):	4%	$ 222,968
Construction Cost TOTAL:		**$ 1,253,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,253,000**
Engineering/Survey/Testing:		18%	$ 225,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 125,300
		Impact Fee Project Cost TOTAL:	**$ 1,604,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-44**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	MOBBERLY RD TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,215		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,891	cy	$ 15.00	$ 103,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,782	sy	$ 15.00	$ 206,733
304	10" Concrete Pavement w/ 6" Curb	12,306	sy	$ 90.00	$ 1,107,500
404	4" Topsoil	9,106	sy	$ 5.00	$ 45,531
504	5" Concrete Sidewalk	44,300	sf	$ 7.00	$ 310,100
604	Moisture Conditioning	13,782	sy	$ 15.00	$ 206,733
704	Street Lighting	2,215	lf	$ 160.00	$ 354,400
				Paving Construction Cost Subtotal:	**$ 2,334,364**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 186,749
√	Traffic Control	Construction Phase Traffic Control	3%	$ 70,031
√	Pavement Markings/Signs		4%	$ 93,375
√	Roadway Drainage	Standard Internal System	25%	$ 583,591
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,105,500	$ 4,105,500
√	Water	Minor Adjustments	5%	$ 116,718
√	Sewer	Minor Adjustments	2%	$ 46,687
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 140,062
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,342,713**

Paving and Allowance Subtotal:		**$ 7,677,077**
Construction Contingency:	15%	$ 1,151,562
Annual Inflation (5 Years):	4%	$ 1,912,750
Construction Cost TOTAL:		**$ 10,742,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,742,000**
Engineering/Survey/Testing:		18%	$ 1,933,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,074,200
		Impact Fee Project Cost TOTAL:	**$ 13,750,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-45**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MOBBERLY RD TO GLENDENNING PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,070			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,551	cy	$ 15.00	$ 143,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,102	sy	$ 15.00	$ 286,533
304	10" Concrete Pavement w/ 6" Curb	17,056	sy	$ 90.00	$ 1,535,000
404	4" Topsoil	12,621	sy	$ 5.00	$ 63,106
504	5" Concrete Sidewalk	61,400	sf	$ 7.00	$ 429,800
604	Moisture Conditioning	19,102	sy	$ 15.00	$ 286,533
704	Street Lighting	3,070	lf	$ 160.00	$ 491,200
				Paving Construction Cost Subtotal:	**$ 3,235,439**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 258,835
√	Traffic Control	Construction Phase Traffic Control	3%	$ 97,063
√	Pavement Markings/Signs		4%	$ 129,418
√	Roadway Drainage	Standard Internal System	25%	$ 808,860
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,818,115	$ 3,818,115
√	Water	Minor Adjustments	5%	$ 161,772
√	Sewer	Minor Adjustments	2%	$ 64,709
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 194,126
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,532,898**

Paving and Allowance Subtotal:		**$ 8,768,337**
Construction Contingency:	15%	$ 1,315,250
Annual Inflation (5 Years):	4%	$ 2,184,638
Construction Cost TOTAL:		**$ 12,269,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,269,000**
Engineering/Survey/Testing:		18%	$ 2,208,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,226,900
		Impact Fee Project Cost TOTAL:	**$ 15,704,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-46**
Name:	FM 455	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	O'BRIEN DR TO J FRED SMITH PKWY			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	3,440			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	10,702	cy	$ 15.00	$ 160,533
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	21,404	sy	$ 15.00	$ 321,067
302	10" Concrete Pavement w/ 6" Curb	19,111	sy	$ 90.00	$ 1,720,000
402	4" Topsoil	14,142	sy	$ 5.00	$ 70,711
502	5" Concrete Sidewalk	68,800	sf	$ 7.00	$ 481,600
602	Moisture Conditioning	21,404	sy	$ 15.00	$ 321,067
702	Street Lighting	3,440	lf	$ 160.00	$ 550,400
				Paving Construction Cost Subtotal:	**$ 3,625,378**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 290,030
√	Traffic Control	Construction Phase Traffic Control	3%	$ 108,761
√	Pavement Markings/Signs		4%	$ 145,015
√	Roadway Drainage	Standard Internal System	25%	$ 906,344
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,052,750	$ 2,052,750
√	Water	Minor Adjustments	5%	$ 181,269
√	Sewer	Minor Adjustments	2%	$ 72,508
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 217,523
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,974,200**

Paving and Allowance Subtotal:		**$ 7,599,578**
Construction Contingency:	15%	$ 1,139,937
Annual Inflation (5 Years):	4%	$ 1,893,441
Construction Cost TOTAL:		**$ 10,633,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,633,000**
Engineering/Survey/Testing:		18%	$ 1,913,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,063,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,805,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-47**
Name:	FM 455	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	J FRED SMITH PKWY TO WALNUT ST			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	5,175			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	16,100	cy	$ 15.00	$ 241,500
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	32,200	sy	$ 15.00	$ 483,000
302	10" Concrete Pavement w/ 6" Curb	28,750	sy	$ 90.00	$ 2,587,500
402	4" Topsoil	21,275	sy	$ 5.00	$ 106,375
502	5" Concrete Sidewalk	103,500	sf	$ 7.00	$ 724,500
602	Moisture Conditioning	32,200	sy	$ 15.00	$ 483,000
702	Street Lighting	5,175	lf	$ 160.00	$ 828,000
				Paving Construction Cost Subtotal:	**$ 5,453,875**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 436,310
√	Traffic Control	Construction Phase Traffic Control	3%	$ 163,616
√	Pavement Markings/Signs		4%	$ 218,155
√	Roadway Drainage	Standard Internal System	25%	$ 1,363,469
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,269,720	$ 4,269,720
√	Water	Minor Adjustments	5%	$ 272,694
√	Sewer	Minor Adjustments	2%	$ 109,078
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 327,233
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,160,274**

Paving and Allowance Subtotal:		**$ 12,614,149**
Construction Contingency:	15%	$ 1,892,122
Annual Inflation (5 Years):	4%	$ 3,142,826
Construction Cost TOTAL:		**$ 17,650,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 17,650,000**
Engineering/Survey/Testing:		18%	$ 3,177,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,765,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 11,296,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-48**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LEGACY DR TO GA MOORE PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	3,080			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,791	cy	$ 15.00	$ 71,867
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,582	sy	$ 15.00	$ 143,733
305	10" Concrete Pavement w/ 6" Curb	8,556	sy	$ 90.00	$ 770,000
405	4" Topsoil	4,107	sy	$ 5.00	$ 20,533
505	5" Concrete Sidewalk	30,800	sf	$ 7.00	$ 215,600
605	Moisture Conditioning	9,582	sy	$ 15.00	$ 143,733
705	Street Lighting	3,080	lf	$ 160.00	$ 492,800
				Paving Construction Cost Subtotal:	**$ 1,858,267**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 148,661
√	Traffic Control	Construction Phase Traffic Control	3%	$ 55,748
√	Pavement Markings/Signs		4%	$ 74,331
√	Roadway Drainage	Standard Internal System	25%	$ 464,567
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 92,913
√	Sewer	Minor Adjustments	2%	$ 37,165
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 111,496
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,234,881**

Paving and Allowance Subtotal:		**$ 3,093,148**
Construction Contingency:	15%	$ 463,972
Annual Inflation (5 Years):	4%	$ 770,660
Construction Cost TOTAL:		**$ 4,328,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,328,000**
Engineering/Survey/Testing:		18%	$ 779,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 432,800
		Impact Fee Project Cost TOTAL:	**$ 5,540,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-49**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	1735 FT S OF G A MOORE TO O'BRIEN DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,895			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,007	cy	$ 15.00	$ 135,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,013	sy	$ 15.00	$ 270,200
304	10" Concrete Pavement w/ 6" Curb	16,083	sy	$ 90.00	$ 1,447,500
404	4" Topsoil	11,902	sy	$ 5.00	$ 59,508
504	5" Concrete Sidewalk	57,900	sf	$ 7.00	$ 405,300
604	Moisture Conditioning	18,013	sy	$ 15.00	$ 270,200
704	Street Lighting	2,895	lf	$ 160.00	$ 463,200
				Paving Construction Cost Subtotal:	**$ 3,051,008**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 244,081
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 122,040
√	Roadway Drainage	Standard Internal System	35%	$ 1,067,853
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 152,550
√	Sewer	Minor Adjustments	2%	$ 61,020
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 183,061
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,830,605**

Paving and Allowance Subtotal:		**$ 4,881,613**
Construction Contingency:	15%	$ 732,242
Annual Inflation (5 Years):	4%	$ 1,216,258
Construction Cost TOTAL:		**$ 6,831,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,831,000**
Engineering/Survey/Testing:		18%	$ 1,229,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,366,200
		Impact Fee Project Cost TOTAL:	**$ 9,427,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-50**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,385			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,309	cy	$ 15.00	$ 64,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,618	sy	$ 15.00	$ 129,267
304	10" Concrete Pavement w/ 6" Curb	7,694	sy	$ 90.00	$ 692,500
404	4" Topsoil	5,694	sy	$ 5.00	$ 28,469
504	5" Concrete Sidewalk	27,700	sf	$ 7.00	$ 193,900
604	Moisture Conditioning	8,618	sy	$ 15.00	$ 129,267
704	Street Lighting	1,385	lf	$ 160.00	$ 221,600
				Paving Construction Cost Subtotal:	**$ 1,459,636**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 116,771
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 58,385
√	Roadway Drainage	Standard Internal System	35%	$ 510,873
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 72,982
√	Sewer	Minor Adjustments	2%	$ 29,193
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 87,578
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 875,782**

Paving and Allowance Subtotal:		**$ 2,335,418**
Construction Contingency:	15%	$ 350,313
Annual Inflation (5 Years):	4%	$ 581,871
Construction Cost TOTAL:		**$ 3,268,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,268,000**
Engineering/Survey/Testing:		18%	$ 588,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 653,600
		Impact Fee Project Cost TOTAL:	**$ 4,510,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-51**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 57 TO 2125 FT N OF CR 57			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,125			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,611	cy	$ 15.00	$ 99,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,222	sy	$ 15.00	$ 198,333
304	10" Concrete Pavement w/ 6" Curb	11,806	sy	$ 90.00	$ 1,062,500
404	4" Topsoil	8,736	sy	$ 5.00	$ 43,681
504	5" Concrete Sidewalk	42,500	sf	$ 7.00	$ 297,500
604	Moisture Conditioning	13,222	sy	$ 15.00	$ 198,333
704	Street Lighting	2,125	lf	$ 160.00	$ 340,000
				Paving Construction Cost Subtotal:	**$ 2,239,514**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 179,161
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 89,581
√	Roadway Drainage	Standard Internal System	35%	$ 783,830
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 111,976
√	Sewer	Minor Adjustments	2%	$ 44,790
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 134,371
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,343,708**

Paving and Allowance Subtotal:		**$ 3,583,222**
Construction Contingency:	15%	$ 537,483
Annual Inflation (5 Years):	4%	$ 892,763
Construction Cost TOTAL:		**$ 5,014,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,014,000**
Engineering/Survey/Testing:		18%	$ 902,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,002,800
		Impact Fee Project Cost TOTAL:	**$ 6,919,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-52**
Name:	CELINA PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CR 57 TO J FRED SMITH PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,140			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,547	cy	$ 15.00	$ 53,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,093	sy	$ 15.00	$ 106,400
304	10" Concrete Pavement w/ 6" Curb	6,333	sy	$ 90.00	$ 570,000
404	4" Topsoil	4,687	sy	$ 5.00	$ 23,433
504	5" Concrete Sidewalk	22,800	sf	$ 7.00	$ 159,600
604	Moisture Conditioning	7,093	sy	$ 15.00	$ 106,400
704	Street Lighting	1,140	lf	$ 160.00	$ 182,400
				Paving Construction Cost Subtotal:	**$ 1,201,433**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 96,115
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,043
√	Pavement Markings/Signs		4%	$ 48,057
√	Roadway Drainage	Standard Internal System	25%	$ 300,358
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 60,072
√	Sewer	Minor Adjustments	2%	$ 24,029
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 72,086
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 636,760**

Paving and Allowance Subtotal:		**$ 1,838,193**
Construction Contingency:	15%	$ 275,729
Annual Inflation (5 Years):	4%	$ 457,987
Construction Cost TOTAL:		**$ 2,572,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,572,000**
Engineering/Survey/Testing:		18%	$ 462,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 257,200
		Impact Fee Project Cost TOTAL:	**$ 3,292,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-53**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	J FRED SMITH PKWY TO WALNUT ST (FM 455)			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	3,805			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,838	cy	$ 15.00	$ 177,567
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	23,676	sy	$ 15.00	$ 355,133
304	10" Concrete Pavement w/ 6" Curb	21,139	sy	$ 90.00	$ 1,902,500
404	4" Topsoil	15,643	sy	$ 5.00	$ 78,214
504	5" Concrete Sidewalk	76,100	sf	$ 7.00	$ 532,700
604	Moisture Conditioning	23,676	sy	$ 15.00	$ 355,133
704	Street Lighting	3,805	lf	$ 160.00	$ 608,800
				Paving Construction Cost Subtotal:	**$ 4,010,047**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 320,804
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 160,402
√	Roadway Drainage	Standard Internal System	35%	$ 1,403,517
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$5,952,975	$ 5,952,975
√	Water	Minor Adjustments	5%	$ 200,502
√	Sewer	Minor Adjustments	2%	$ 80,201
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 240,603
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,359,003**

Paving and Allowance Subtotal:		**$ 12,369,051**
Construction Contingency:	15%	$ 1,855,358
Annual Inflation (5 Years):	4%	$ 3,081,759
Construction Cost TOTAL:		**$ 17,307,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 17,307,000**
Engineering/Survey/Testing:		18%	$ 3,115,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 3,461,400
		Impact Fee Project Cost TOTAL:	**$ 23,884,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-54**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	WALNUT ST (FM 455) TO SUNSET BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,135			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,753	cy	$ 15.00	$ 146,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,507	sy	$ 15.00	$ 292,600
304	10" Concrete Pavement w/ 6" Curb	17,417	sy	$ 90.00	$ 1,567,500
404	4" Topsoil	12,888	sy	$ 5.00	$ 64,442
504	5" Concrete Sidewalk	62,700	sf	$ 7.00	$ 438,900
604	Moisture Conditioning	19,507	sy	$ 15.00	$ 292,600
704	Street Lighting	3,135	lf	$ 160.00	$ 501,600
				Paving Construction Cost Subtotal:	**$ 3,303,942**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 264,315
√	Traffic Control	Construction Phase Traffic Control	3%	$ 99,118
√	Pavement Markings/Signs		4%	$ 132,158
√	Roadway Drainage	Standard Internal System	25%	$ 825,985
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 165,197
√	Sewer	Minor Adjustments	2%	$ 66,079
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 198,237
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,751,089**

Paving and Allowance Subtotal:		**$ 5,055,031**
Construction Contingency:	15%	$ 758,255
Annual Inflation (5 Years):	4%	$ 1,259,465
Construction Cost TOTAL:		**$ 7,073,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,073,000**
Engineering/Survey/Testing:		18%	$ 1,273,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 707,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,526,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-55**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	SUNSET BLVD TO 150 FT N OF CR 55			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,675			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,211	cy	$ 15.00	$ 78,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,422	sy	$ 15.00	$ 156,333
304	10" Concrete Pavement w/ 6" Curb	9,306	sy	$ 90.00	$ 837,500
404	4" Topsoil	6,886	sy	$ 5.00	$ 34,431
504	5" Concrete Sidewalk	33,500	sf	$ 7.00	$ 234,500
604	Moisture Conditioning	10,422	sy	$ 15.00	$ 156,333
704	Street Lighting	1,675	lf	$ 160.00	$ 268,000
				Paving Construction Cost Subtotal:	**$ 1,765,264**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 141,221
√	Traffic Control	Construction Phase Traffic Control	3%	$ 52,958
√	Pavement Markings/Signs		4%	$ 70,611
√	Roadway Drainage	Standard Internal System	25%	$ 441,316
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,263
√	Sewer	Minor Adjustments	2%	$ 35,305
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 105,916
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 935,590**

Paving and Allowance Subtotal:		**$ 2,700,854**
Construction Contingency:	15%	$ 405,128
Annual Inflation (5 Years):	4%	$ 672,920
Construction Cost TOTAL:		**$ 3,779,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,779,000**
Engineering/Survey/Testing:		18%	$ 680,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 377,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,418,500**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-56**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	SUNSET BLVD TO 150 FT N OF FM 428			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,955			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,082	cy	$ 15.00	$ 91,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,164	sy	$ 15.00	$ 182,467
304	10" Concrete Pavement w/ 6" Curb	10,861	sy	$ 90.00	$ 977,500
404	4" Topsoil	8,037	sy	$ 5.00	$ 40,186
504	5" Concrete Sidewalk	39,100	sf	$ 7.00	$ 273,700
604	Moisture Conditioning	12,164	sy	$ 15.00	$ 182,467
704	Street Lighting	1,955	lf	$ 160.00	$ 312,800
				Paving Construction Cost Subtotal:	**$ 2,060,353**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 164,828
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 82,414
√	Roadway Drainage	Standard Internal System	35%	$ 721,123
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 103,018
√	Sewer	Minor Adjustments	2%	$ 41,207
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 123,621
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,236,212**

Paving and Allowance Subtotal:		**$ 3,296,564**
Construction Contingency:	15%	$ 494,485
Annual Inflation (5 Years):	4%	$ 821,342
Construction Cost TOTAL:		**$ 4,613,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,613,000**
Engineering/Survey/Testing:		18%	$ 830,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 922,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,183,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-57**
Name:	LEGACY DR	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	1,690		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,258	cy	$ 15.00	$ 78,867
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,516	sy	$ 15.00	$ 157,733
304	10" Concrete Pavement w/ 6" Curb	9,389	sy	$ 90.00	$ 845,000
404	4" Topsoil	6,948	sy	$ 5.00	$ 34,739
504	5" Concrete Sidewalk	33,800	sf	$ 7.00	$ 236,600
604	Moisture Conditioning	10,516	sy	$ 15.00	$ 157,733
704	Street Lighting	1,690	lf	$ 160.00	$ 270,400
				Paving Construction Cost Subtotal:	**$ 1,781,072**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 142,486
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 71,243
√	Roadway Drainage	Standard Internal System	35%	$ 623,375
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 89,054
√	Sewer	Minor Adjustments	2%	$ 35,621
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 106,864
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,068,643**

Paving and Allowance Subtotal:		**$ 2,849,716**
Construction Contingency:	15%	$ 427,457
Annual Inflation (5 Years):	4%	$ 710,009
Construction Cost TOTAL:		**$ 3,988,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,988,000**
Engineering/Survey/Testing:		18%	$ 717,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 797,600
		Impact Fee Project Cost TOTAL:	**$ 5,503,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-58**
Name:	FLORIDA DR	**This project consists of the construction**		
Limits:	FLORIDA TO J FRED SMITH	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	2,235			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,967	cy	$ 15.00	$ 74,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,933	sy	$ 12.00	$ 119,200
301	9" Concrete Pavement w/ 6" Curb	9,188	sy	$ 80.00	$ 735,067
401	4" Topsoil	3,725	sy	$ 5.00	$ 18,625
501	5" Concrete Sidewalk	35,760	sf	$ 7.00	$ 250,320
601	Moisture Conditioning	9,933	sy	$ 15.00	$ 149,000
701	Street Lighting	2,235	lf	$ 160.00	$ 357,600
				Paving Construction Cost Subtotal:	**$ 1,704,312**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 136,345
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 68,172
√	Roadway Drainage	Standard Internal System	35%	$ 596,509
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,043,113	$ 4,043,113
√	Water	Minor Adjustments	5%	$ 85,216
√	Sewer	Minor Adjustments	2%	$ 34,086
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 102,259
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,065,700**

Paving and Allowance Subtotal:		**$ 6,770,011**
Construction Contingency:	15%	$ 1,015,502
Annual Inflation (5 Years):	4%	$ 1,686,754
Construction Cost TOTAL:		**$ 9,473,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,473,000**
Engineering/Survey/Testing:		18%	$ 1,705,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,894,600
		Impact Fee Project Cost TOTAL:	**$ 13,073,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-59**
Name:	FLORIDA DR	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	300 FT N OF MULBERRY CT TO PECAN ST		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	1,365		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,033	cy	$ 15.00	$ 45,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	6,067	sy	$ 12.00	$ 72,800
301	9" Concrete Pavement w/ 6" Curb	5,612	sy	$ 80.00	$ 448,933
401	4" Topsoil	2,275	sy	$ 5.00	$ 11,375
501	5" Concrete Sidewalk	21,840	sf	$ 7.00	$ 152,880
601	Moisture Conditioning	6,067	sy	$ 15.00	$ 91,000
701	Street Lighting	1,365	lf	$ 160.00	$ 218,400
				Paving Construction Cost Subtotal:	**$ 1,040,888**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,271
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,227
√	Pavement Markings/Signs		4%	$ 41,636
√	Roadway Drainage	Standard Internal System	25%	$ 260,222
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 52,044
√	Sewer	Minor Adjustments	2%	$ 20,818
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,453
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 551,671**

Paving and Allowance Subtotal:		**$ 1,592,559**
Construction Contingency:	15%	$ 238,884
Annual Inflation (5 Years):	4%	$ 396,787
Construction Cost TOTAL:		**$ 2,229,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,229,000**
Engineering/Survey/Testing:		18%	$ 401,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 222,900
		Impact Fee Project Cost TOTAL:	**$ 2,853,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-60**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO GA MOORE PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,615			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	14,358	cy	$ 15.00	$ 215,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	28,716	sy	$ 15.00	$ 430,733
304	10" Concrete Pavement w/ 6" Curb	25,639	sy	$ 90.00	$ 2,307,500
404	4" Topsoil	18,973	sy	$ 5.00	$ 94,864
504	5" Concrete Sidewalk	92,300	sf	$ 7.00	$ 646,100
604	Moisture Conditioning	28,716	sy	$ 15.00	$ 430,733
704	Street Lighting	4,615	lf	$ 160.00	$ 738,400
				Paving Construction Cost Subtotal:	**$ 4,863,697**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 389,096
√	Traffic Control	Construction Phase Traffic Control	3%	$ 145,911
√	Pavement Markings/Signs		4%	$ 194,548
√	Roadway Drainage	Standard Internal System	25%	$ 1,215,924
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 243,185
√	Sewer	Minor Adjustments	2%	$ 97,274
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 291,822
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,577,760**

Paving and Allowance Subtotal:		**$ 7,441,457**
Construction Contingency:	15%	$ 1,116,219
Annual Inflation (5 Years):	4%	$ 1,854,045
Construction Cost TOTAL:		**$ 10,412,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,412,000**
Engineering/Survey/Testing:		18%	$ 1,874,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,041,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,663,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-61**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	GA MOORE PKWY TO O'BRIEN			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,925			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,100	cy	$ 15.00	$ 136,500
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,200	sy	$ 15.00	$ 273,000
304	10" Concrete Pavement w/ 6" Curb	16,250	sy	$ 90.00	$ 1,462,500
404	4" Topsoil	12,025	sy	$ 5.00	$ 60,125
504	5" Concrete Sidewalk	58,500	sf	$ 7.00	$ 409,500
604	Moisture Conditioning	18,200	sy	$ 15.00	$ 273,000
704	Street Lighting	2,925	lf	$ 160.00	$ 468,000
				Paving Construction Cost Subtotal:	**$ 3,082,625**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 246,610
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,479
√	Pavement Markings/Signs		4%	$ 123,305
√	Roadway Drainage	Standard Internal System	25%	$ 770,656
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 154,131
√	Sewer	Minor Adjustments	2%	$ 61,653
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,958
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,883,791**

Paving and Allowance Subtotal:		**$ 4,966,416**
Construction Contingency:	15%	$ 744,962
Annual Inflation (5 Years):	4%	$ 1,237,387
Construction Cost TOTAL:		**$ 6,949,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,949,000**
Engineering/Survey/Testing:		18%	$ 1,250,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 694,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,447,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-62**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CR 994 TO O'BRIEN DR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,645			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,229	cy	$ 15.00	$ 123,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,458	sy	$ 15.00	$ 246,867
304	10" Concrete Pavement w/ 6" Curb	14,694	sy	$ 90.00	$ 1,322,500
404	4" Topsoil	10,874	sy	$ 5.00	$ 54,369
504	5" Concrete Sidewalk	52,900	sf	$ 7.00	$ 370,300
604	Moisture Conditioning	16,458	sy	$ 15.00	$ 246,867
704	Street Lighting	2,645	lf	$ 160.00	$ 423,200
				Paving Construction Cost Subtotal:	**$ 2,787,536**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 223,003
√	Traffic Control	Construction Phase Traffic Control	3%	$ 83,626
√	Pavement Markings/Signs		4%	$ 111,501
√	Roadway Drainage	Standard Internal System	25%	$ 696,884
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 139,377
√	Sewer	Minor Adjustments	2%	$ 55,751
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 167,252
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,477,394**

Paving and Allowance Subtotal:		**$ 4,264,930**
Construction Contingency:	15%	$ 639,740
Annual Inflation (5 Years):	4%	$ 1,062,611
Construction Cost TOTAL:		**$ 5,968,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,968,000**
Engineering/Survey/Testing:		18%	$ 1,074,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 596,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,819,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-63**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CR 994 TO 1045 FT SOUTH OF CR 994			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,045			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,251	cy	$ 15.00	$ 48,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,502	sy	$ 15.00	$ 97,533
304	10" Concrete Pavement w/ 6" Curb	5,806	sy	$ 90.00	$ 522,500
404	4" Topsoil	4,296	sy	$ 5.00	$ 21,481
504	5" Concrete Sidewalk	20,900	sf	$ 7.00	$ 146,300
604	Moisture Conditioning	6,502	sy	$ 15.00	$ 97,533
704	Street Lighting	1,045	lf	$ 160.00	$ 167,200
				Paving Construction Cost Subtotal:	**$ 1,101,314**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 88,105
√	Traffic Control	Construction Phase Traffic Control	3%	$ 33,039
√	Pavement Markings/Signs		4%	$ 44,053
√	Roadway Drainage	Standard Internal System	25%	$ 275,328
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 55,066
√	Sewer	Minor Adjustments	2%	$ 22,026
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 66,079
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 583,696**

Paving and Allowance Subtotal:		**$ 1,685,010**
Construction Contingency:	15%	$ 252,752
Annual Inflation (5 Years):	4%	$ 419,822
Construction Cost TOTAL:		**$ 2,358,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,358,000**
Engineering/Survey/Testing:		18%	$ 424,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 235,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,509,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-64**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,305		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,060	cy	$ 15.00	$ 60,900
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,120	sy	$ 15.00	$ 121,800
304	10" Concrete Pavement w/ 6" Curb	7,250	sy	$ 90.00	$ 652,500
404	4" Topsoil	5,365	sy	$ 5.00	$ 26,825
504	5" Concrete Sidewalk	26,100	sf	$ 7.00	$ 182,700
604	Moisture Conditioning	8,120	sy	$ 15.00	$ 121,800
704	Street Lighting	1,305	lf	$ 160.00	$ 208,800
				Paving Construction Cost Subtotal:	**$ 1,375,325**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 110,026
√	Traffic Control	Construction Phase Traffic Control	3%	$ 41,260
√	Pavement Markings/Signs		4%	$ 55,013
√	Roadway Drainage	Standard Internal System	25%	$ 343,831
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$9,032,100	$ 9,032,100
√	Water	Minor Adjustments	5%	$ 68,766
√	Sewer	Minor Adjustments	2%	$ 27,507
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 82,520
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 9,761,022**

Paving and Allowance Subtotal:		**$ 11,136,347**
Construction Contingency:	15%	$ 1,670,452
Annual Inflation (5 Years):	4%	$ 2,774,630
Construction Cost TOTAL:		**$ 15,582,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,582,000**
Engineering/Survey/Testing:		18%	$ 2,804,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,558,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 9,972,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-65**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,670		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,307	cy	$ 15.00	$ 124,600
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,613	sy	$ 15.00	$ 249,200
304	10" Concrete Pavement w/ 6" Curb	14,833	sy	$ 90.00	$ 1,335,000
404	4" Topsoil	10,977	sy	$ 5.00	$ 54,883
504	5" Concrete Sidewalk	53,400	sf	$ 7.00	$ 373,800
604	Moisture Conditioning	16,613	sy	$ 15.00	$ 249,200
704	Street Lighting	2,670	lf	$ 160.00	$ 427,200
				Paving Construction Cost Subtotal:	**$ 2,813,883**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 225,111
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,417
√	Pavement Markings/Signs		4%	$ 112,555
√	Roadway Drainage	Standard Internal System	25%	$ 703,471
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,052,750	$ 2,052,750
√	Water	Minor Adjustments	5%	$ 140,694
√	Sewer	Minor Adjustments	2%	$ 56,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,833
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,544,108**

Paving and Allowance Subtotal:		**$ 6,357,992**
Construction Contingency:	15%	$ 953,699
Annual Inflation (5 Years):	4%	$ 1,584,099
Construction Cost TOTAL:		**$ 8,896,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,896,000**
Engineering/Survey/Testing:		18%	$ 1,601,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 889,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,693,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-66**
Name:	OKLAHOMA DR (BUS 289)	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	ASH ST TO SUNSET BLVD			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	2,095			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,656	cy	$ 15.00	$ 69,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,311	sy	$ 12.00	$ 111,733
301	9" Concrete Pavement w/ 6" Curb	8,613	sy	$ 80.00	$ 689,022
401	4" Topsoil	3,492	sy	$ 5.00	$ 17,458
501	5" Concrete Sidewalk	33,520	sf	$ 7.00	$ 234,640
601	Moisture Conditioning	9,311	sy	$ 15.00	$ 139,667
701	Street Lighting	2,095	lf	$ 160.00	$ 335,200
				Paving Construction Cost Subtotal:	**$ 1,597,554**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 127,804
√	Traffic Control	Construction Phase Traffic Control	3%	$ 47,927
√	Pavement Markings/Signs		4%	$ 63,902
√	Roadway Drainage	Standard Internal System	25%	$ 399,388
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$591,675	$ 591,675
√	Water	Minor Adjustments	5%	$ 79,878
√	Sewer	Minor Adjustments	2%	$ 31,951
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 95,853
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,438,379**

Paving and Allowance Subtotal:		**$ 3,035,932**
Construction Contingency:	15%	$ 455,390
Annual Inflation (5 Years):	4%	$ 756,405
Construction Cost TOTAL:		**$ 4,248,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,248,000**
Engineering/Survey/Testing:		18%	$ 764,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 424,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,718,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-67**
Name:	OKLAHOMA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	SUNSET BLVD TO PRESTON RD			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	2,125			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,611	cy	$ 15.00	$ 99,167
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,222	sy	$ 15.00	$ 198,333
302	10" Concrete Pavement w/ 6" Curb	11,806	sy	$ 90.00	$ 1,062,500
402	4" Topsoil	8,736	sy	$ 5.00	$ 43,681
502	5" Concrete Sidewalk	42,500	sf	$ 7.00	$ 297,500
602	Moisture Conditioning	13,222	sy	$ 15.00	$ 198,333
702	Street Lighting	2,125	lf	$ 160.00	$ 340,000
				Paving Construction Cost Subtotal:	**$ 2,239,514**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 179,161
√	Traffic Control	Construction Phase Traffic Control	3%	$ 67,185
√	Pavement Markings/Signs		4%	$ 89,581
√	Roadway Drainage	Standard Internal System	25%	$ 559,878
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 111,976
√	Sewer	Minor Adjustments	2%	$ 44,790
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 134,371
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,186,942**

Paving and Allowance Subtotal:		**$ 3,426,456**
Construction Contingency:	15%	$ 513,968
Annual Inflation (5 Years):	4%	$ 853,704
Construction Cost TOTAL:		**$ 4,795,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,795,000**
Engineering/Survey/Testing:		18%	$ 863,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 479,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,069,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-68**
Name:	OKLAHOMA DR (BUS 289)	**This project consists of the construction**		
Limits:	GLENDENNING PKWY TO OKLAHOMA DR	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	1,615			
Service Area(s):	3,			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	5,024	cy	$ 15.00	$ 75,367
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,049	sy	$ 15.00	$ 150,733
302	10" Concrete Pavement w/ 6" Curb	8,972	sy	$ 90.00	$ 807,500
402	4" Topsoil	6,639	sy	$ 5.00	$ 33,197
502	5" Concrete Sidewalk	32,300	sf	$ 7.00	$ 226,100
602	Moisture Conditioning	10,049	sy	$ 15.00	$ 150,733
702	Street Lighting	1,615	lf	$ 160.00	$ 258,400
				Paving Construction Cost Subtotal:	**$ 1,702,031**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 136,162
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 68,081
√	Roadway Drainage	Standard Internal System	35%	$ 595,711
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 85,102
√	Sewer	Minor Adjustments	2%	$ 34,041
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 102,122
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,021,218**

Paving and Allowance Subtotal:		**$ 2,723,249**
Construction Contingency:	15%	$ 408,487
Annual Inflation (5 Years):	4%	$ 678,500
Construction Cost TOTAL:		**$ 3,811,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,811,000**
Engineering/Survey/Testing:		18%	$ 685,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 762,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,629,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-69, 4-32**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	ROBINSON DR TO GA MOORE PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,600		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,622	cy	$ 15.00	$ 69,333
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,244	sy	$ 15.00	$ 138,667
306	10" Concrete Pavement w/ 6" Curb	7,511	sy	$ 90.00	$ 676,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,244	sy	$ 15.00	$ 138,667
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,022,667**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 81,813
√	Traffic Control	Construction Phase Traffic Control	3%	$ 30,680
√	Pavement Markings/Signs		4%	$ 40,907
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,133
√	Sewer	Minor Adjustments	2%	$ 20,453
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 61,360
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 286,347**

Paving and Allowance Subtotal:		**$ 1,309,013**
Construction Contingency:	15%	$ 196,352
Annual Inflation (5 Years):	4%	$ 326,142
Construction Cost TOTAL:		**$ 1,832,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,832,000**
Engineering/Survey/Testing:		18%	$ 329,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 183,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,172,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-70, 4-33**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	GA MOORE PKWY TO MASSEY DR			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	2,665			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,738	cy	$ 15.00	$ 71,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,476	sy	$ 15.00	$ 142,133
306	10" Concrete Pavement w/ 6" Curb	7,699	sy	$ 90.00	$ 692,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,476	sy	$ 15.00	$ 142,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,048,233**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,859
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,447
√	Pavement Markings/Signs		4%	$ 41,929
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 52,412
√	Sewer	Minor Adjustments	2%	$ 20,965
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,894
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 293,505**

Paving and Allowance Subtotal:		**$ 1,341,739**
Construction Contingency:	15%	$ 201,261
Annual Inflation (5 Years):	4%	$ 334,295
Construction Cost TOTAL:		**$ 1,878,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,878,000**
Engineering/Survey/Testing:		18%	$ 338,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 187,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,202,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-71, 4-34**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	MASSEY DR TO J FRED SMITH PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	5,305		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	9,431	cy	$ 15.00	$ 141,467
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,862	sy	$ 15.00	$ 282,933
306	10" Concrete Pavement w/ 6" Curb	15,326	sy	$ 90.00	$ 1,379,300
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	18,862	sy	$ 15.00	$ 282,933
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,086,633**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 166,931
√	Traffic Control	Construction Phase Traffic Control	3%	$ 62,599
√	Pavement Markings/Signs		4%	$ 83,465
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 104,332
√	Sewer	Minor Adjustments	2%	$ 41,733
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 125,198
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 584,257**

Paving and Allowance Subtotal:		**$ 2,670,891**
Construction Contingency:	15%	$ 400,634
Annual Inflation (5 Years):	4%	$ 665,455
Construction Cost TOTAL:		**$ 3,737,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,737,000**
Engineering/Survey/Testing:		18%	$ 672,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 373,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,391,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-72, 4-35**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,700		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,800	cy	$ 15.00	$ 72,000
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,600	sy	$ 15.00	$ 144,000
306	10" Concrete Pavement w/ 6" Curb	7,800	sy	$ 90.00	$ 702,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,600	sy	$ 15.00	$ 144,000
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,062,000**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 84,960
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,860
√	Pavement Markings/Signs		4%	$ 42,480
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,100
√	Sewer	Minor Adjustments	2%	$ 21,240
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,720
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 297,360**

Paving and Allowance Subtotal:		**$ 1,359,360**
Construction Contingency:	15%	$ 203,904
Annual Inflation (5 Years):	4%	$ 338,686
Construction Cost TOTAL:		**$ 1,902,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,902,000**
Engineering/Survey/Testing:		18%	$ 342,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 190,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,217,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-73, 4-36**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	LYNN STAMBAUGH PKWY TO FM 455			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	1,815			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,227	cy	$ 15.00	$ 48,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,453	sy	$ 15.00	$ 96,800
306	10" Concrete Pavement w/ 6" Curb	5,243	sy	$ 90.00	$ 471,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,453	sy	$ 15.00	$ 96,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 713,900**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 57,112
√	Traffic Control	Construction Phase Traffic Control	3%	$ 21,417
√	Pavement Markings/Signs		4%	$ 28,556
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,695
√	Sewer	Minor Adjustments	2%	$ 14,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,834
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 199,892**

Paving and Allowance Subtotal:		**$ 913,792**
Construction Contingency:	15%	$ 137,069
Annual Inflation (5 Years):	4%	$ 227,672
Construction Cost TOTAL:		**$ 1,279,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,279,000**
Engineering/Survey/Testing:		18%	$ 230,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 127,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 818,500**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-74, 4-37**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	FM 455 TO ASH ST			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	1,990			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,538	cy	$ 15.00	$ 53,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,076	sy	$ 15.00	$ 106,133
306	10" Concrete Pavement w/ 6" Curb	5,749	sy	$ 90.00	$ 517,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,076	sy	$ 15.00	$ 106,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 782,733**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 62,619
√	Traffic Control	Construction Phase Traffic Control	3%	$ 23,482
√	Pavement Markings/Signs		4%	$ 31,309
	Roadway Drainage	None Anticipated	0%	$ -
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,634,150	$ 1,634,150
√	Water	Minor Adjustments	5%	$ 39,137
√	Sewer	Minor Adjustments	2%	$ 15,655
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 46,964
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,853,315**

Paving and Allowance Subtotal:		**$ 2,636,049**
Construction Contingency:	15%	$ 395,407
Annual Inflation (5 Years):	4%	$ 656,774
Construction Cost TOTAL:		**$ 3,689,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,689,000**
Engineering/Survey/Testing:		18%	$ 664,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 368,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,361,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-75, 4-38**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	ASH ST TO SUNSET BLVD			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	1,890			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,360	cy	$ 15.00	$ 50,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,720	sy	$ 15.00	$ 100,800
306	10" Concrete Pavement w/ 6" Curb	5,460	sy	$ 90.00	$ 491,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,720	sy	$ 15.00	$ 100,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 743,400**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 59,472
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,302
√	Pavement Markings/Signs		4%	$ 29,736
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 37,170
√	Sewer	Minor Adjustments	2%	$ 14,868
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 44,604
	Other:		-	$ -
			Allowance Subtotal:	**$ 208,152**

****Allowances based on % of Paving Construction Cost Subtotal**

Paving and Allowance Subtotal:		**$ 951,552**
Construction Contingency:	15%	$ 142,733
Annual Inflation (5 Years):	4%	$ 237,080
Construction Cost TOTAL:		**$ 1,332,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,332,000**
Engineering/Survey/Testing:		18%	$ 239,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 133,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 852,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-76, 4-39**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	SUNSET BLVD TO GLENDENNING PKWY			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	3,400			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,044	cy	$ 15.00	$ 90,667
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,089	sy	$ 15.00	$ 181,333
306	10" Concrete Pavement w/ 6" Curb	9,822	sy	$ 90.00	$ 884,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	12,089	sy	$ 15.00	$ 181,333
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,337,333**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 106,987
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,120
√	Pavement Markings/Signs		4%	$ 53,493
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 66,867
√	Sewer	Minor Adjustments	2%	$ 26,747
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 80,240
	Other:		-	$ -
	**Allowances based on % of Paving Construction Cost Subtotal		**Allowance Subtotal:**	**$ 374,453**

Paving and Allowance Subtotal:		**$ 1,711,787**
Construction Contingency:	15%	$ 256,768
Annual Inflation (5 Years):	4%	$ 426,493
Construction Cost TOTAL:		**$ 2,396,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,396,000**
Engineering/Survey/Testing:		18%	$ 431,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 239,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,533,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-25, 3-77**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	LEGACY DR TO ROBINSON DR			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	2,045			
Service Area(s):	2, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,636	cy	$ 15.00	$ 54,533
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,271	sy	$ 15.00	$ 109,067
306	10" Concrete Pavement w/ 6" Curb	5,908	sy	$ 90.00	$ 531,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,271	sy	$ 15.00	$ 109,067
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 804,367**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 64,349
√	Traffic Control	Construction Phase Traffic Control	3%	$ 24,131
√	Pavement Markings/Signs		4%	$ 32,175
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 40,218
√	Sewer	Minor Adjustments	2%	$ 16,087
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 48,262
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 225,223**

Paving and Allowance Subtotal:		**$ 1,029,589**
Construction Contingency:	15%	$ 154,438
Annual Inflation (5 Years):	4%	$ 256,523
Construction Cost TOTAL:		**$ 1,441,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,441,000**
Engineering/Survey/Testing:		18%	$ 259,380
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 144,100
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 922,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 4

#	Class	Project	Limits	Status	Project Cost
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	Widening	$ 8,968,000
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	Widening	$ 7,683,000
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	Widening	$ 3,697,000
4-4	P6D	G A MOORE PKWY	PRESTON RD TO COIT RD	Widening	$ 4,924,000
4-5	P6D	G A MOORE PKWY	1680 FT E OF PRESTON RD TO COIT RD	New Build	$ 6,318,000
4-6	P6D	G A MOORE PKWY	COIT RD TO MCILROY DR	New Build	$ 22,270,000
4-7	P6D	G A MOORE PKWY	MCILROY DR TO 2042.6 FT EAST OF MCILROY	New Build	$ 7,142,000
4-8	P6D	G A MOORE PKWY (CR 128)	CUSTER RD TO PETERMAN PARKWAY	Widening	$ 5,242,000
4-9	P6D	G A MOORE PKWY	CUSTER RD TO PETERMAN PARKWAY	New Build	$ 5,750,000
4-10	P6D	PETERMAN PARKWAY	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170	Widening	$ 5,156,000
4-11	C2U	MASSEY DR (CR 101)	COIT RD TO 927.3 FT EAST OF COIT RD	Widening	$ 1,933,000
4-12	C2U	CR 130	CR 101 TO CUSTER RD	Widening	$ 7,178,000
4-13	C2U	CR 130	CUSTER RD TO 700 FT E OF MCILROY DR	Widening	$ 2,394,000
4-14	C2U	CR 130	720 FT WEST OF CUSTER RD TO MCILROY RD	Widening	$ 1,505,000
4-15	P6D	J FRED SMITH PKWY	PRESTON RD TO 1315 FT EAST OF PRESTON	Widening	$ 3,798,000
4-16	P6D	J FRED SMITH PKWY	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR	New Build	$ 3,485,000
4-17	P6D	J FRED SMITH PKWY	1960 FT WEST OF COIT RD TO COIT RD	Widening	$ 5,676,000
4-18	P6D	J FRED SMITH PKWY	CR 101 TO ROSELAND DR	New Build	$ 7,262,000
4-19	P6D	J FRED SMITH PKWY	ROSELAND DR TO CUSTER RD	New Build	$ 11,770,000
4-20	P6D	J FRED SMITH PKWY	CUSTER RD TO PETERMAN PKWY	Widening	$ 13,934,000
4-21	M4D	LYNN STAMBAUGH PKWY	PRESTON RD TO COIT RD	Widening	$ 14,049,000
4-22	M4D	LYNN STAMBAUGH PKWY	COIT RD TO 721.1 FT WEST OF CR 98	Widening	$ 6,152,000
4-23	M4D	LYNN STAMBAUGH PKWY	FM 455 TO CR 98	New Build	$ 2,507,000
4-24	M4D	LYNN STAMBAUGH PKWY	CR 98 TO ROSELAND PKWY	New Build	$ 8,694,000
4-25	P6D	OUSLEY BLVD	PRESTON RD TO FM 455	New Build	$ 13,382,000
4-26	P6D	OUSLEY BLVD (FM 455)	2250 FT EAST OF COIT RD TO COIT RD	Widening	$ 3,249,500
4-27	M4D	SUNSET BLVD	PRESTON RD TO COIT RD	Widening	$ 18,367,000
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	New Build	$ 29,627,000
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	Widening	$ 7,855,000
4-30, 7-3	P6D (1/2)	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	Widening	$ 1,952,000
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	Widening	$ 4,859,000
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	Widening	$ 1,172,500
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	Widening	$ 1,202,000
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	Widening	$ 2,391,500
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	Widening	$ 1,217,500
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	Widening	$ 818,500
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	Widening	$ 2,361,000
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	Widening	$ 852,500
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	Widening	$ 1,533,500
4-40	M4D	COIT RD	ROBINSON DR TO 750 FT N OF GA MOORE PKWY	Widening	$ 7,451,000
4-41	P6D	COIT RD	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY	Widening	$ 2,167,000
4-42	P6D	COIT RD	GA MOORE PKWY TO MASSEY DR	Widening	$ 5,458,000
4-43	P6D	COIT RD	MASSEY DR TO J FRED SMITH PKWY	Widening	$ 15,407,000
4-44	P6D	COIT RD	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	Widening	$ 7,639,000
4-45	P6D	COIT RD	LYNN STAMBAUGH PKWY TO OUSLEY BLVD	Widening	$ 7,683,000
4-46	P6D	COIT RD	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY	Widening	$ 2,066,000
4-47	P6D	COIT RD	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD	Widening	$ 4,145,000
4-48	P6D	COIT RD	SUNSET BLVD TO CR 92	Widening	$ 3,596,000
4-49, 7-22	P6D (1/2)	COIT RD	GLENDENNING PKWY TO CR 92	Widening	$ 2,538,000
4-50	C2U	CR 101	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	Widening	$ 5,946,000
4-51	M4D	ROSELAND PKWY	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	New Build	$ 9,523,000
4-52	C2U	ROSELAND PKWY	SUNSET BLVD TO 2820 FT N OF SUNSET	New Build	$ 6,643,000
4-53	P6D	CUSTER RD	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR	Widening	$ 2,094,000
4-54	P6D	CUSTER RD	GA MOORE PKWY TO 1960 FT N OF GA MOORE	Widening	$ 5,660,000
4-55	P6D	CUSTER RD	1025 FT SOUTH OF GA MOORE TO CR 130	New Build	$ 2,719,000
4-56	P6D	CUSTER RD	CR 130 TO CUSTER RD	New Build	$ 9,427,000
4-57	C2U	MCILROY RD	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	Widening	$ 2,602,000
4-58	C2U	MCILROY RD	1150 FT S OF GA MOORE TO CR 130	Widening	$ 1,912,000
4-59	P6D	CUSTER RD	CHURCH ST TO J FRED SMITH PKWY	Widening	$ 4,650,000
4-60	P6D	CUSTER RD	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH	New Build	$ 3,892,000
4-61	P6D	PETERMAN PARKWAY	2676.7 FT N OF J FRED TO J FRED SMITH PKWY	Widening	$ 7,740,000
4-62	C2U	MASSEY DR	PRESTON RD TO COIT RD	New Build	$ 10,354,000

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 4

#	Class	Project	Limits	Status	Project Cost
				ROADWAY TOTAL	**$ 389,639,500**

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 4

#	Class	Project	Limits	Status	Project Cost

Type	Intersection	Project Cost
Int. Improvements	Coit Road & Robinson Dr	$ 750,000
Int. Improvements	Coit Rd & GA Moore Pkwy	$ 750,000
Int. Improvements	Coit Rd & Massey Dr	$ 750,000
Int. Improvements	GA Moore Pkwy & McIlroy Dr	$ 750,000
Int. Improvements	Coit Rd & J Fred Smith Pkwy	$ 750,000
Int. Improvements	J Fred Smith Pkwy & McIlroy Rd-Roseland Pkwy	$ 750,000
Int. Improvements	Custer Rd & J Fred Smith Pkwy	$ 1,800,000
Int. Improvements	J Fred Smith Pkwy & Peterman Parkway	$ 750,000
Int. Improvements	Coit Rd & Lynn Stambaugh Pkwy	$ 750,000
Int. Improvements	Lynn Stambaugh Pkwy & Roseland Pkwy	$ 750,000
Int. Improvements	Coit Rd & Ousley Blvd	$ 750,000
Int. Improvements	Sunset Blvd & Roseland Pkwy	$ 750,000
Int. Improvements	Sunset Blvd & Coit Rd	$ 750,000
Int. Improvements	Custer Rd & Sunset Blvd	$ 750,000
Int. Improvements	Coit Rd & SA4_Rd1	$ 750,000
Int. Improvements	SA4_Rd1 & McIlroy Dr	$ 750,000
Int. Improvements	SA4_Rd1 & Custer Rd	$ 450,000
Int. Improvements	J Fred Smith Pkwy & Custer Rd	$ 750,000
Int. Improvements	J Fred Smith Pkwy & SA4_Rd3	$ 750,000
Int. Improvements	Lynn Stambaugh Pkwy & Coit Rd	$ 750,000
Int. Improvements	Preston Rd & BUS 289	$ 1,050,000
Int. Improvements	Preston Rd & Glendenning Pkwy	$ 1,500,000
Int. Improvements	Preston Rd & Ash St	$ 1,050,000
Int. Improvements	Preston Rd & FM 455	$ 900,000
Int. Improvements	Preston Rd & GA Moore Pkwy	$ 1,500,000
Int. Improvements	Preston Rd & Settlers Ridge Rd	$ 1,500,000
Int. Improvements	Preston Rd & Lynn Stambaugh Pkwy	$ 1,200,000
Int. Improvements	Preston Rd & Sunset Blvd	$ 1,050,000
Int. Improvements	GA Moore Pkwy & Custer Rd	$ 750,000
Int. Improvements	Preston Rd & Massey Dr	$ 750,000
Int. Improvements	Preston Rd & Robinson Dr	$ 150,000
	INTERSECTION TOTAL	**$ 27,150,000**
	SERVICE AREA TOTAL	**$ 416,789,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-14, 4-1**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	3,105		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,660	cy	$ 15.00	$ 144,900
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,320	sy	$ 15.00	$ 289,800
302	10" Concrete Pavement w/ 6" Curb	17,250	sy	$ 90.00	$ 1,552,500
402	4" Topsoil	12,765	sy	$ 5.00	$ 63,825
502	5" Concrete Sidewalk	62,100	sf	$ 7.00	$ 434,700
602	Moisture Conditioning	19,320	sy	$ 15.00	$ 289,800
702	Street Lighting	3,105	lf	$ 160.00	$ 496,800
				Paving Construction Cost Subtotal:	**$ 3,272,325**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 261,786
√	Traffic Control	Construction Phase Traffic Control	3%	$ 98,170
√	Pavement Markings/Signs		4%	$ 130,893
√	Roadway Drainage	Standard Internal System	25%	$ 818,081
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 163,616
√	Sewer	Minor Adjustments	2%	$ 65,447
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 196,340
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,734,332**

Paving and Allowance Subtotal:		**$ 5,006,657**
Construction Contingency:	15%	$ 750,999
Annual Inflation (5 Years):	4%	$ 1,247,413
Construction Cost TOTAL:		**$ 7,006,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,006,000**
Engineering/Survey/Testing:		18%	$ 1,261,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 700,600
		Impact Fee Project Cost TOTAL:	**$ 8,968,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-15, 4-2**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	COIT RD TO 2659.3 FT EAST OF COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,660		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,276	cy	$ 15.00	$ 124,133
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,551	sy	$ 15.00	$ 248,267
302	10" Concrete Pavement w/ 6" Curb	14,778	sy	$ 90.00	$ 1,330,000
402	4" Topsoil	10,936	sy	$ 5.00	$ 54,678
502	5" Concrete Sidewalk	53,200	sf	$ 7.00	$ 372,400
602	Moisture Conditioning	16,551	sy	$ 15.00	$ 248,267
702	Street Lighting	2,660	lf	$ 160.00	$ 425,600
				Paving Construction Cost Subtotal:	**$ 2,803,344**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 224,268
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,100
√	Pavement Markings/Signs		4%	$ 112,134
√	Roadway Drainage	Standard Internal System	25%	$ 700,836
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 140,167
√	Sewer	Minor Adjustments	2%	$ 56,067
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,201
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,485,773**

Paving and Allowance Subtotal:		**$ 4,289,117**
Construction Contingency:	15%	$ 643,368
Annual Inflation (5 Years):	4%	$ 1,068,637
Construction Cost TOTAL:		**$ 6,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,002,000**
Engineering/Survey/Testing:		18%	$ 1,080,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 600,200
		Impact Fee Project Cost TOTAL:	**$ 7,683,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-16, 4-3**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	1,280		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,982	cy	$ 15.00	$ 59,733
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,964	sy	$ 15.00	$ 119,467
302	10" Concrete Pavement w/ 6" Curb	7,111	sy	$ 90.00	$ 640,000
402	4" Topsoil	5,262	sy	$ 5.00	$ 26,311
502	5" Concrete Sidewalk	25,600	sf	$ 7.00	$ 179,200
602	Moisture Conditioning	7,964	sy	$ 15.00	$ 119,467
702	Street Lighting	1,280	lf	$ 160.00	$ 204,800
				Paving Construction Cost Subtotal:	**$ 1,348,978**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 107,918
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,469
√	Pavement Markings/Signs		4%	$ 53,959
√	Roadway Drainage	Standard Internal System	25%	$ 337,244
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 67,449
√	Sewer	Minor Adjustments	2%	$ 26,980
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 80,939
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 714,958**

Paving and Allowance Subtotal:		**$ 2,063,936**
Construction Contingency:	15%	$ 309,590
Annual Inflation (5 Years):	4%	$ 514,231
Construction Cost TOTAL:		**$ 2,888,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,888,000**
Engineering/Survey/Testing:		18%	$ 519,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 288,800
		Impact Fee Project Cost TOTAL:	**$ 3,697,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-4**
Name:	G A MOORE PKWY		
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,705		
Service Area(s):	4		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,304	cy	$ 15.00	$ 79,567
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,609	sy	$ 15.00	$ 159,133
304	10" Concrete Pavement w/ 6" Curb	9,472	sy	$ 90.00	$ 852,500
404	4" Topsoil	7,009	sy	$ 5.00	$ 35,047
504	5" Concrete Sidewalk	34,100	sf	$ 7.00	$ 238,700
604	Moisture Conditioning	10,609	sy	$ 15.00	$ 159,133
704	Street Lighting	1,705	lf	$ 160.00	$ 272,800
				Paving Construction Cost Subtotal:	**$ 1,796,881**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 143,750
√	Traffic Control	Construction Phase Traffic Control	3%	$ 53,906
√	Pavement Markings/Signs		4%	$ 71,875
√	Roadway Drainage	Standard Internal System	25%	$ 449,220
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 89,844
√	Sewer	Minor Adjustments	2%	$ 35,938
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 107,813
	Other:		-	$ -
			Allowance Subtotal:	**$ 952,347**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 2,749,227**
Construction Contingency:	15%	$ 412,384
Annual Inflation (5 Years):	4%	$ 684,972
Construction Cost TOTAL:		**$ 3,847,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,847,000**
Engineering/Survey/Testing:		18%	$ 692,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 384,700
		Impact Fee Project Cost TOTAL:	**$ 4,924,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-5**
Name:	G A MOORE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1680 FT E OF PRESTON RD TO COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	1,940		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,036	cy	$ 15.00	$ 90,533
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,071	sy	$ 15.00	$ 181,067
304	10" Concrete Pavement w/ 6" Curb	10,778	sy	$ 90.00	$ 970,000
404	4" Topsoil	7,976	sy	$ 5.00	$ 39,878
504	5" Concrete Sidewalk	38,800	sf	$ 7.00	$ 271,600
604	Moisture Conditioning	12,071	sy	$ 15.00	$ 181,067
704	Street Lighting	1,940	lf	$ 160.00	$ 310,400
				Paving Construction Cost Subtotal:	**$ 2,044,544**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 163,564
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 81,782
√	Roadway Drainage	Standard Internal System	35%	$ 715,591
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 102,227
√	Sewer	Minor Adjustments	2%	$ 40,891
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 122,673
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,226,727**

Paving and Allowance Subtotal:		**$ 3,271,271**
Construction Contingency:	15%	$ 490,691
Annual Inflation (5 Years):	4%	$ 815,040
Construction Cost TOTAL:		**$ 4,578,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,578,000**
Engineering/Survey/Testing:		18%	$ 824,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 915,600
		Impact Fee Project Cost TOTAL:	**$ 6,318,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-6**
Name:	G A MOORE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	COIT RD TO MCILROY DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	6,840			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	21,280	cy	$ 15.00	$ 319,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	42,560	sy	$ 15.00	$ 638,400
304	10" Concrete Pavement w/ 6" Curb	38,000	sy	$ 90.00	$ 3,420,000
404	4" Topsoil	28,120	sy	$ 5.00	$ 140,600
504	5" Concrete Sidewalk	136,800	sf	$ 7.00	$ 957,600
604	Moisture Conditioning	42,560	sy	$ 15.00	$ 638,400
704	Street Lighting	6,840	lf	$ 160.00	$ 1,094,400
				Paving Construction Cost Subtotal:	**$ 7,208,600**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 576,688
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 288,344
√	Roadway Drainage	Standard Internal System	35%	$ 2,523,010
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 360,430
√	Sewer	Minor Adjustments	2%	$ 144,172
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 432,516
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,325,160**

Paving and Allowance Subtotal:		**$ 11,533,760**
Construction Contingency:	15%	$ 1,730,064
Annual Inflation (5 Years):	4%	$ 2,873,646
Construction Cost TOTAL:		**$ 16,138,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 16,138,000**
Engineering/Survey/Testing:		18%	$ 2,904,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 3,227,600
		Impact Fee Project Cost TOTAL:	**$ 22,270,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-7**
Name:	G A MOORE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	MCILROY DR TO 2042.6 FT EAST OF MCILROY		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	2,045		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,362	cy	$ 15.00	$ 95,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,724	sy	$ 15.00	$ 190,867
304	10" Concrete Pavement w/ 6" Curb	11,361	sy	$ 90.00	$ 1,022,500
404	4" Topsoil	8,407	sy	$ 5.00	$ 42,036
504	5" Concrete Sidewalk	40,900	sf	$ 7.00	$ 286,300
604	Moisture Conditioning	12,724	sy	$ 15.00	$ 190,867
704	Street Lighting	2,045	lf	$ 160.00	$ 327,200
				Paving Construction Cost Subtotal:	**$ 2,155,203**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,416
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 86,208
√	Roadway Drainage	Standard Internal System	35%	$ 754,321
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 107,760
√	Sewer	Minor Adjustments	2%	$ 43,104
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,312
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,543,122**

Paving and Allowance Subtotal:		**$ 3,698,324**
Construction Contingency:	15%	$ 554,749
Annual Inflation (5 Years):	4%	$ 921,441
Construction Cost TOTAL:		**$ 5,175,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,175,000**
Engineering/Survey/Testing:		18%	$ 931,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,035,000
		Impact Fee Project Cost TOTAL:	**$ 7,142,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-8**
Name:	G A MOORE PKWY (CR 128)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CUSTER RD TO PETERMAN PARKWAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,815		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,647	cy	$ 15.00	$ 84,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,293	sy	$ 15.00	$ 169,400
304	10" Concrete Pavement w/ 6" Curb	10,083	sy	$ 90.00	$ 907,500
404	4" Topsoil	7,462	sy	$ 5.00	$ 37,308
504	5" Concrete Sidewalk	36,300	sf	$ 7.00	$ 254,100
604	Moisture Conditioning	11,293	sy	$ 15.00	$ 169,400
704	Street Lighting	1,815	lf	$ 160.00	$ 290,400
				Paving Construction Cost Subtotal:	**$ 1,912,808**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 153,025
√	Traffic Control	Construction Phase Traffic Control	3%	$ 57,384
√	Pavement Markings/Signs		4%	$ 76,512
√	Roadway Drainage	Standard Internal System	25%	$ 478,202
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 95,640
√	Sewer	Minor Adjustments	2%	$ 38,256
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 114,769
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,013,788**

Paving and Allowance Subtotal:		**$ 2,926,597**
Construction Contingency:	15%	$ 438,990
Annual Inflation (5 Years):	4%	$ 729,164
Construction Cost TOTAL:		**$ 4,095,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,095,000**
Engineering/Survey/Testing:		18%	$ 737,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 409,500
		Impact Fee Project Cost TOTAL:	**$ 5,242,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-9**
Name:	G A MOORE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	CUSTER RD TO PETERMAN PARKWAY		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	305		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	949	cy	$ 15.00	$ 14,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	1,898	sy	$ 15.00	$ 28,467
304	10" Concrete Pavement w/ 6" Curb	1,694	sy	$ 90.00	$ 152,500
404	4" Topsoil	1,254	sy	$ 5.00	$ 6,269
504	5" Concrete Sidewalk	6,100	sf	$ 7.00	$ 42,700
604	Moisture Conditioning	1,898	sy	$ 15.00	$ 28,467
704	Street Lighting	305	lf	$ 160.00	$ 48,800
				Paving Construction Cost Subtotal:	**$ 321,436**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 25,715
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 12,857
√	Roadway Drainage	Standard Internal System	35%	$ 112,503
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,463,300	$ 2,463,300
√	Water	Minor Adjustments	5%	$ 16,072
√	Sewer	Minor Adjustments	2%	$ 6,429
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 19,286
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,656,162**

Paving and Allowance Subtotal:		**$ 2,977,598**
Construction Contingency:	15%	$ 446,640
Annual Inflation (5 Years):	4%	$ 741,871
Construction Cost TOTAL:		**$ 4,167,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,167,000**
Engineering/Survey/Testing:		18%	$ 750,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 833,400
		Impact Fee Project Cost TOTAL:	**$ 5,750,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-10**
Name:	PETERMAN PARKWAY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,785		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,553	cy	$ 15.00	$ 83,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,107	sy	$ 15.00	$ 166,600
304	10" Concrete Pavement w/ 6" Curb	9,917	sy	$ 90.00	$ 892,500
404	4" Topsoil	7,338	sy	$ 5.00	$ 36,692
504	5" Concrete Sidewalk	35,700	sf	$ 7.00	$ 249,900
604	Moisture Conditioning	11,107	sy	$ 15.00	$ 166,600
704	Street Lighting	1,785	lf	$ 160.00	$ 285,600
				Paving Construction Cost Subtotal:	**$ 1,881,192**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 150,495
√	Traffic Control	Construction Phase Traffic Control	3%	$ 56,436
√	Pavement Markings/Signs		4%	$ 75,248
√	Roadway Drainage	Standard Internal System	25%	$ 470,298
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 94,060
√	Sewer	Minor Adjustments	2%	$ 37,624
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 112,872
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 997,032**

Paving and Allowance Subtotal:		**$ 2,878,223**
Construction Contingency:	15%	$ 431,733
Annual Inflation (5 Years):	4%	$ 717,112
Construction Cost TOTAL:		**$ 4,028,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,028,000**
Engineering/Survey/Testing:		18%	$ 725,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 402,800
		Impact Fee Project Cost TOTAL:	**$ 5,156,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-11**
Name:	MASSEY DR (CR 101)	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	COIT RD TO 927.3 FT EAST OF COIT RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	925		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,056	cy	$ 15.00	$ 30,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	4,111	sy	$ 12.00	$ 49,333
301	9" Concrete Pavement w/ 6" Curb	3,803	sy	$ 80.00	$ 304,222
401	4" Topsoil	1,542	sy	$ 5.00	$ 7,708
501	5" Concrete Sidewalk	14,800	sf	$ 7.00	$ 103,600
601	Moisture Conditioning	4,111	sy	$ 15.00	$ 61,667
701	Street Lighting	925	lf	$ 160.00	$ 148,000
				Paving Construction Cost Subtotal:	**$ 705,364**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 56,429
√	Traffic Control	Construction Phase Traffic Control	3%	$ 21,161
√	Pavement Markings/Signs		4%	$ 28,215
√	Roadway Drainage	Standard Internal System	25%	$ 176,341
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,268
√	Sewer	Minor Adjustments	2%	$ 14,107
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,322
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 373,843**

Paving and Allowance Subtotal:		**$ 1,079,207**
Construction Contingency:	15%	$ 161,881
Annual Inflation (5 Years):	4%	$ 268,885
Construction Cost TOTAL:		**$ 1,510,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,510,000**
Engineering/Survey/Testing:		18%	$ 271,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 151,000
		Impact Fee Project Cost TOTAL:	**$ 1,933,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-12**
Name:	CR 130	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	CR 101 TO CUSTER RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	3,435		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	7,633	cy	$ 15.00	$ 114,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	15,267	sy	$ 12.00	$ 183,200
301	9" Concrete Pavement w/ 6" Curb	14,122	sy	$ 80.00	$ 1,129,733
401	4" Topsoil	5,725	sy	$ 5.00	$ 28,625
501	5" Concrete Sidewalk	54,960	sf	$ 7.00	$ 384,720
601	Moisture Conditioning	15,267	sy	$ 15.00	$ 229,000
701	Street Lighting	3,435	lf	$ 160.00	$ 549,600
				Paving Construction Cost Subtotal:	**$ 2,619,378**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 209,550
√	Traffic Control	Construction Phase Traffic Control	3%	$ 78,581
√	Pavement Markings/Signs		4%	$ 104,775
√	Roadway Drainage	Standard Internal System	25%	$ 654,845
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 130,969
√	Sewer	Minor Adjustments	2%	$ 52,388
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 157,163
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,388,271**

Paving and Allowance Subtotal:		**$ 4,007,649**
Construction Contingency:	15%	$ 601,147
Annual Inflation (5 Years):	4%	$ 998,509
Construction Cost TOTAL:		**$ 5,608,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,608,000**
Engineering/Survey/Testing:		18%	$ 1,009,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 560,800
		Impact Fee Project Cost TOTAL:	**$ 7,178,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-13**
Name:	CR 130	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	CUSTER RD TO 700 FT E OF MCILROY DR		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	1,145		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,544	cy	$ 15.00	$ 38,167
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	5,089	sy	$ 12.00	$ 61,067
301	9" Concrete Pavement w/ 6" Curb	4,707	sy	$ 80.00	$ 376,578
401	4" Topsoil	1,908	sy	$ 5.00	$ 9,542
501	5" Concrete Sidewalk	18,320	sf	$ 7.00	$ 128,240
601	Moisture Conditioning	5,089	sy	$ 15.00	$ 76,333
701	Street Lighting	1,145	lf	$ 160.00	$ 183,200
				Paving Construction Cost Subtotal:	**$ 873,126**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 69,850
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,194
√	Pavement Markings/Signs		4%	$ 34,925
√	Roadway Drainage	Standard Internal System	25%	$ 218,282
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,656
√	Sewer	Minor Adjustments	2%	$ 17,463
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,388
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 462,757**

Paving and Allowance Subtotal:		**$ 1,335,883**
Construction Contingency:	15%	$ 200,382
Annual Inflation (5 Years):	4%	$ 332,836
Construction Cost TOTAL:		**$ 1,870,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,870,000**
Engineering/Survey/Testing:		18%	$ 336,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 187,000
		Impact Fee Project Cost TOTAL:	**$ 2,394,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-14**
Name:	CR 130	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	720 FT WEST OF CUSTER RD TO MCILROY RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	720		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,600	cy	$ 15.00	$ 24,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	3,200	sy	$ 12.00	$ 38,400
301	9" Concrete Pavement w/ 6" Curb	2,960	sy	$ 80.00	$ 236,800
401	4" Topsoil	1,200	sy	$ 5.00	$ 6,000
501	5" Concrete Sidewalk	11,520	sf	$ 7.00	$ 80,640
601	Moisture Conditioning	3,200	sy	$ 15.00	$ 48,000
701	Street Lighting	720	lf	$ 160.00	$ 115,200
				Paving Construction Cost Subtotal:	**$ 549,040**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 43,923
√	Traffic Control	Construction Phase Traffic Control	3%	$ 16,471
√	Pavement Markings/Signs		4%	$ 21,962
√	Roadway Drainage	Standard Internal System	25%	$ 137,260
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 27,452
√	Sewer	Minor Adjustments	2%	$ 10,981
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 32,942
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 290,991**

Paving and Allowance Subtotal:		**$ 840,031**
Construction Contingency:	15%	$ 126,005
Annual Inflation (5 Years):	4%	$ 209,294
Construction Cost TOTAL:		**$ 1,176,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,176,000**
Engineering/Survey/Testing:		18%	$ 211,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 117,600
		Impact Fee Project Cost TOTAL:	**$ 1,505,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-15**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PRESTON RD TO 1315 FT EAST OF PRESTON		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	1,315		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,091	cy	$ 15.00	$ 61,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,182	sy	$ 15.00	$ 122,733
304	10" Concrete Pavement w/ 6" Curb	7,306	sy	$ 90.00	$ 657,500
404	4" Topsoil	5,406	sy	$ 5.00	$ 27,031
504	5" Concrete Sidewalk	26,300	sf	$ 7.00	$ 184,100
604	Moisture Conditioning	8,182	sy	$ 15.00	$ 122,733
704	Street Lighting	1,315	lf	$ 160.00	$ 210,400
				Paving Construction Cost Subtotal:	**$ 1,385,864**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 110,869
√	Traffic Control	Construction Phase Traffic Control	3%	$ 41,576
√	Pavement Markings/Signs		4%	$ 55,435
√	Roadway Drainage	Standard Internal System	25%	$ 346,466
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 69,293
√	Sewer	Minor Adjustments	2%	$ 27,717
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 83,152
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 734,508**

Paving and Allowance Subtotal:		**$ 2,120,372**
Construction Contingency:	15%	$ 318,056
Annual Inflation (5 Years):	4%	$ 528,292
Construction Cost TOTAL:		**$ 2,967,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,967,000**
Engineering/Survey/Testing:		18%	$ 534,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 296,700
		Impact Fee Project Cost TOTAL:	**$ 3,798,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-16**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,070			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,329	cy	$ 15.00	$ 49,933
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,658	sy	$ 15.00	$ 99,867
304	10" Concrete Pavement w/ 6" Curb	5,944	sy	$ 90.00	$ 535,000
404	4" Topsoil	4,399	sy	$ 5.00	$ 21,994
504	5" Concrete Sidewalk	21,400	sf	$ 7.00	$ 149,800
604	Moisture Conditioning	6,658	sy	$ 15.00	$ 99,867
704	Street Lighting	1,070	lf	$ 160.00	$ 171,200
				Paving Construction Cost Subtotal:	**$ 1,127,661**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 90,213
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 45,106
√	Roadway Drainage	Standard Internal System	35%	$ 394,681
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 56,383
√	Sewer	Minor Adjustments	2%	$ 22,553
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 67,660
	Other:		-	$ -
			Allowance Subtotal:	**$ 676,597**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 1,804,258**
Construction Contingency:	15%	$ 270,639
Annual Inflation (5 Years):	4%	$ 449,532
Construction Cost TOTAL:		**$ 2,525,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,525,000**
Engineering/Survey/Testing:		18%	$ 454,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 505,000
		Impact Fee Project Cost TOTAL:	**$ 3,485,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-17**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1960 FT WEST OF COIT RD TO COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,965		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,113	cy	$ 15.00	$ 91,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,227	sy	$ 15.00	$ 183,400
304	10" Concrete Pavement w/ 6" Curb	10,917	sy	$ 90.00	$ 982,500
404	4" Topsoil	8,078	sy	$ 5.00	$ 40,392
504	5" Concrete Sidewalk	39,300	sf	$ 7.00	$ 275,100
604	Moisture Conditioning	12,227	sy	$ 15.00	$ 183,400
704	Street Lighting	1,965	lf	$ 160.00	$ 314,400
				Paving Construction Cost Subtotal:	**$ 2,070,892**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 165,671
√	Traffic Control	Construction Phase Traffic Control	3%	$ 62,127
√	Pavement Markings/Signs		4%	$ 82,836
√	Roadway Drainage	Standard Internal System	25%	$ 517,723
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 103,545
√	Sewer	Minor Adjustments	2%	$ 41,418
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 124,254
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,097,573**

Paving and Allowance Subtotal:		**$ 3,168,464**
Construction Contingency:	15%	$ 475,270
Annual Inflation (5 Years):	4%	$ 789,426
Construction Cost TOTAL:		**$ 4,434,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,434,000**
Engineering/Survey/Testing:		18%	$ 798,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 443,400
		Impact Fee Project Cost TOTAL:	**$ 5,676,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-18**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 101 TO ROSELAND DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,230			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,938	cy	$ 15.00	$ 104,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,876	sy	$ 15.00	$ 208,133
304	10" Concrete Pavement w/ 6" Curb	12,389	sy	$ 90.00	$ 1,115,000
404	4" Topsoil	9,168	sy	$ 5.00	$ 45,839
504	5" Concrete Sidewalk	44,600	sf	$ 7.00	$ 312,200
604	Moisture Conditioning	13,876	sy	$ 15.00	$ 208,133
704	Street Lighting	2,230	lf	$ 160.00	$ 356,800
				Paving Construction Cost Subtotal:	**$ 2,350,172**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 188,014
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 94,007
√	Roadway Drainage	Standard Internal System	35%	$ 822,560
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 117,509
√	Sewer	Minor Adjustments	2%	$ 47,003
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 141,010
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,410,103**

Paving and Allowance Subtotal:		**$ 3,760,276**
Construction Contingency:	15%	$ 564,041
Annual Inflation (5 Years):	4%	$ 936,876
Construction Cost TOTAL:		**$ 5,262,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,262,000**
Engineering/Survey/Testing:		18%	$ 947,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,052,400
		Impact Fee Project Cost TOTAL:	**$ 7,262,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-19**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	ROSELAND DR TO CUSTER RD		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	3,615		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,247	cy	$ 15.00	$ 168,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	22,493	sy	$ 15.00	$ 337,400
304	10" Concrete Pavement w/ 6" Curb	20,083	sy	$ 90.00	$ 1,807,500
404	4" Topsoil	14,862	sy	$ 5.00	$ 74,308
504	5" Concrete Sidewalk	72,300	sf	$ 7.00	$ 506,100
604	Moisture Conditioning	22,493	sy	$ 15.00	$ 337,400
704	Street Lighting	3,615	lf	$ 160.00	$ 578,400
				Paving Construction Cost Subtotal:	**$ 3,809,808**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 304,785
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 152,392
√	Roadway Drainage	Standard Internal System	35%	$ 1,333,433
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 190,490
√	Sewer	Minor Adjustments	2%	$ 76,196
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 228,589
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,285,885**

Paving and Allowance Subtotal:		**$ 6,095,693**
Construction Contingency:	15%	$ 914,354
Annual Inflation (5 Years):	4%	$ 1,518,747
Construction Cost TOTAL:		**$ 8,529,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,529,000**
Engineering/Survey/Testing:		18%	$ 1,535,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,705,800
		Impact Fee Project Cost TOTAL:	**$ 11,770,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-20**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CUSTER RD TO PETERMAN PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,825		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	15,011	cy	$ 15.00	$ 225,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	30,022	sy	$ 15.00	$ 450,333
304	10" Concrete Pavement w/ 6" Curb	26,806	sy	$ 90.00	$ 2,412,500
404	4" Topsoil	19,836	sy	$ 5.00	$ 99,181
504	5" Concrete Sidewalk	96,500	sf	$ 7.00	$ 675,500
604	Moisture Conditioning	30,022	sy	$ 15.00	$ 450,333
704	Street Lighting	4,825	lf	$ 160.00	$ 772,000
				Paving Construction Cost Subtotal:	**$ 5,085,014**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 406,801
√	Traffic Control	Construction Phase Traffic Control	3%	$ 152,550
√	Pavement Markings/Signs		4%	$ 203,401
√	Roadway Drainage	Standard Internal System	25%	$ 1,271,253
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 254,251
√	Sewer	Minor Adjustments	2%	$ 101,700
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 305,101
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,695,057**

Paving and Allowance Subtotal:		**$ 7,780,071**
Construction Contingency:	15%	$ 1,167,011
Annual Inflation (5 Years):	4%	$ 1,938,411
Construction Cost TOTAL:		**$ 10,886,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,886,000**
Engineering/Survey/Testing:		18%	$ 1,959,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,088,600
		Impact Fee Project Cost TOTAL:	**$ 13,934,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-21**
Name:	LYNN STAMBAUGH PKWY	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	4,865		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	15,136	cy	$ 15.00	$ 227,033
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	30,271	sy	$ 15.00	$ 454,067
302	10" Concrete Pavement w/ 6" Curb	27,028	sy	$ 90.00	$ 2,432,500
402	4" Topsoil	20,001	sy	$ 5.00	$ 100,003
502	5" Concrete Sidewalk	97,300	sf	$ 7.00	$ 681,100
602	Moisture Conditioning	30,271	sy	$ 15.00	$ 454,067
702	Street Lighting	4,865	lf	$ 160.00	$ 778,400
				Paving Construction Cost Subtotal:	**$ 5,127,169**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 410,174
√	Traffic Control	Construction Phase Traffic Control	3%	$ 153,815
√	Pavement Markings/Signs		4%	$ 205,087
√	Roadway Drainage	Standard Internal System	25%	$ 1,281,792
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 256,358
√	Sewer	Minor Adjustments	2%	$ 102,543
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 307,630
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,717,400**

Paving and Allowance Subtotal:		**$ 7,844,569**
Construction Contingency:	15%	$ 1,176,685
Annual Inflation (5 Years):	4%	$ 1,954,481
Construction Cost TOTAL:		**$ 10,976,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,976,000**
Engineering/Survey/Testing:		18%	$ 1,975,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,097,600
		Impact Fee Project Cost TOTAL:	**$ 14,049,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-22**
Name:	LYNN STAMBAUGH PKWY	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	COIT RD TO 721.1 FT WEST OF CR 98		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,130		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,627	cy	$ 15.00	$ 99,400
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,253	sy	$ 15.00	$ 198,800
302	10" Concrete Pavement w/ 6" Curb	11,833	sy	$ 90.00	$ 1,065,000
402	4" Topsoil	8,757	sy	$ 5.00	$ 43,783
502	5" Concrete Sidewalk	42,600	sf	$ 7.00	$ 298,200
602	Moisture Conditioning	13,253	sy	$ 15.00	$ 198,800
702	Street Lighting	2,130	lf	$ 160.00	$ 340,800
				Paving Construction Cost Subtotal:	**$ 2,244,783**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 179,583
√	Traffic Control	Construction Phase Traffic Control	3%	$ 67,344
√	Pavement Markings/Signs		4%	$ 89,791
√	Roadway Drainage	Standard Internal System	25%	$ 561,196
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 112,239
√	Sewer	Minor Adjustments	2%	$ 44,896
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 134,687
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,189,735**

Paving and Allowance Subtotal:		**$ 3,434,519**
Construction Contingency:	15%	$ 515,178
Annual Inflation (5 Years):	4%	$ 855,713
Construction Cost TOTAL:		**$ 4,806,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,806,000**
Engineering/Survey/Testing:		18%	$ 865,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 480,600
		Impact Fee Project Cost TOTAL:	**$ 6,152,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-23**
Name:	LYNN STAMBAUGH PKWY	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	FM 455 TO CR 98		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	770		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	2,396	cy	$ 15.00	$ 35,933
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,791	sy	$ 15.00	$ 71,867
302	10" Concrete Pavement w/ 6" Curb	4,278	sy	$ 90.00	$ 385,000
402	4" Topsoil	3,166	sy	$ 5.00	$ 15,828
502	5" Concrete Sidewalk	15,400	sf	$ 7.00	$ 107,800
602	Moisture Conditioning	4,791	sy	$ 15.00	$ 71,867
702	Street Lighting	770	lf	$ 160.00	$ 123,200
				Paving Construction Cost Subtotal:	**$ 811,494**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 64,920
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 32,460
√	Roadway Drainage	Standard Internal System	35%	$ 284,023
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 40,575
√	Sewer	Minor Adjustments	2%	$ 16,230
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 48,690
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 486,897**

Paving and Allowance Subtotal:		**$ 1,298,391**
Construction Contingency:	15%	$ 194,759
Annual Inflation (5 Years):	4%	$ 323,495
Construction Cost TOTAL:		**$ 1,817,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,817,000**
Engineering/Survey/Testing:		18%	$ 327,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 363,400
		Impact Fee Project Cost TOTAL:	**$ 2,507,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-24**
Name:	LYNN STAMBAUGH PKWY	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	CR 98 TO ROSELAND PKWY		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	2,670		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,307	cy	$ 15.00	$ 124,600
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,613	sy	$ 15.00	$ 249,200
302	10" Concrete Pavement w/ 6" Curb	14,833	sy	$ 90.00	$ 1,335,000
402	4" Topsoil	10,977	sy	$ 5.00	$ 54,883
502	5" Concrete Sidewalk	53,400	sf	$ 7.00	$ 373,800
602	Moisture Conditioning	16,613	sy	$ 15.00	$ 249,200
702	Street Lighting	2,670	lf	$ 160.00	$ 427,200
				Paving Construction Cost Subtotal:	**$ 2,813,883**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 225,111
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 112,555
√	Roadway Drainage	Standard Internal System	35%	$ 984,859
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 140,694
√	Sewer	Minor Adjustments	2%	$ 56,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,833
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,688,330**

Paving and Allowance Subtotal:		**$ 4,502,213**
Construction Contingency:	15%	$ 675,332
Annual Inflation (5 Years):	4%	$ 1,121,730
Construction Cost TOTAL:		**$ 6,300,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,300,000**
Engineering/Survey/Testing:		18%	$ 1,134,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,260,000
		Impact Fee Project Cost TOTAL:	**$ 8,694,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-25**
Name:	OUSLEY BLVD	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	PRESTON RD TO FM 455		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	4,110		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,787	cy	$ 15.00	$ 191,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	25,573	sy	$ 15.00	$ 383,600
304	10" Concrete Pavement w/ 6" Curb	22,833	sy	$ 90.00	$ 2,055,000
404	4" Topsoil	16,897	sy	$ 5.00	$ 84,483
504	5" Concrete Sidewalk	82,200	sf	$ 7.00	$ 575,400
604	Moisture Conditioning	25,573	sy	$ 15.00	$ 383,600
704	Street Lighting	4,110	lf	$ 160.00	$ 657,600
				Paving Construction Cost Subtotal:	**$ 4,331,483**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 346,519
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 173,259
√	Roadway Drainage	Standard Internal System	35%	$ 1,516,019
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 216,574
√	Sewer	Minor Adjustments	2%	$ 86,630
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 259,889
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,598,890**

Paving and Allowance Subtotal:		**$ 6,930,373**
Construction Contingency:	15%	$ 1,039,556
Annual Inflation (5 Years):	4%	$ 1,726,708
Construction Cost TOTAL:		**$ 9,697,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,697,000**
Engineering/Survey/Testing:		18%	$ 1,745,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,939,400
		Impact Fee Project Cost TOTAL:	**$ 13,382,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-26**
Name:	OUSLEY BLVD (FM 455)		
Limits:	2250 FT EAST OF COIT RD TO COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,250		
Service Area(s):	4		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,000	cy	$ 15.00	$ 105,000
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	14,000	sy	$ 15.00	$ 210,000
304	10" Concrete Pavement w/ 6" Curb	12,500	sy	$ 90.00	$ 1,125,000
404	4" Topsoil	9,250	sy	$ 5.00	$ 46,250
504	5" Concrete Sidewalk	45,000	sf	$ 7.00	$ 315,000
604	Moisture Conditioning	14,000	sy	$ 15.00	$ 210,000
704	Street Lighting	2,250	lf	$ 160.00	$ 360,000
				Paving Construction Cost Subtotal:	**$ 2,371,250**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 189,700
√	Traffic Control	Construction Phase Traffic Control	3%	$ 71,138
√	Pavement Markings/Signs		4%	$ 94,850
√	Roadway Drainage	Standard Internal System	25%	$ 592,813
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 118,563
√	Sewer	Minor Adjustments	2%	$ 47,425
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 142,275
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,256,763**

Paving and Allowance Subtotal:		**$ 3,628,013**
Construction Contingency:	15%	$ 544,202
Annual Inflation (5 Years):	4%	$ 903,922
Construction Cost TOTAL:		**$ 5,077,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,077,000**
Engineering/Survey/Testing:		18%	$ 913,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 507,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,249,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-27**
Name:	SUNSET BLVD	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	6,360		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	19,787	cy	$ 15.00	$ 296,800
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	39,573	sy	$ 15.00	$ 593,600
302	10" Concrete Pavement w/ 6" Curb	35,333	sy	$ 90.00	$ 3,180,000
402	4" Topsoil	26,147	sy	$ 5.00	$ 130,733
502	5" Concrete Sidewalk	127,200	sf	$ 7.00	$ 890,400
602	Moisture Conditioning	39,573	sy	$ 15.00	$ 593,600
702	Street Lighting	6,360	lf	$ 160.00	$ 1,017,600
				Paving Construction Cost Subtotal:	**$ 6,702,733**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 536,219
√	Traffic Control	Construction Phase Traffic Control	3%	$ 201,082
√	Pavement Markings/Signs		4%	$ 268,109
√	Roadway Drainage	Standard Internal System	25%	$ 1,675,683
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 335,137
√	Sewer	Minor Adjustments	2%	$ 134,055
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 402,164
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,552,449**

Paving and Allowance Subtotal:		**$ 10,255,182**
Construction Contingency:	15%	$ 1,538,277
Annual Inflation (5 Years):	4%	$ 2,555,087
Construction Cost TOTAL:		**$ 14,349,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 14,349,000**
Engineering/Survey/Testing:		18%	$ 2,582,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,434,900
		Impact Fee Project Cost TOTAL:	**$ 18,367,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-28, 7-1**
Name:	SUNSET BLVD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	COIT RD TO 2500 FT EAST OF ROSELAND		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	6,665		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	20,736	cy	$ 15.00	$ 311,033
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	41,471	sy	$ 15.00	$ 622,067
302	10" Concrete Pavement w/ 6" Curb	37,028	sy	$ 90.00	$ 3,332,500
402	4" Topsoil	27,401	sy	$ 5.00	$ 137,003
502	5" Concrete Sidewalk	133,300	sf	$ 7.00	$ 933,100
602	Moisture Conditioning	41,471	sy	$ 15.00	$ 622,067
702	Street Lighting	6,665	lf	$ 160.00	$ 1,066,400
				Paving Construction Cost Subtotal:	**$ 7,024,169**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 561,934
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 280,967
√	Roadway Drainage	Standard Internal System	35%	$ 2,458,459
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,105,500	$ 4,105,500
√	Water	Minor Adjustments	5%	$ 351,208
√	Sewer	Minor Adjustments	2%	$ 140,483
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 421,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,320,002**

Paving and Allowance Subtotal:		**$ 15,344,171**
Construction Contingency:	15%	$ 2,301,626
Annual Inflation (5 Years):	4%	$ 3,823,013
Construction Cost TOTAL:		**$ 21,469,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 21,469,000**
Engineering/Survey/Testing:		18%	$ 3,864,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 4,293,800
		Impact Fee Project Cost TOTAL:	**$ 29,627,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-29, 7-2**
Name:	SUNSET BLVD	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	ROSELAND PKWY TO CUSTER RD			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	2,720			
Service Area(s):	4, 7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,462	cy	$ 15.00	$ 126,933
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,924	sy	$ 15.00	$ 253,867
302	10" Concrete Pavement w/ 6" Curb	15,111	sy	$ 90.00	$ 1,360,000
402	4" Topsoil	11,182	sy	$ 5.00	$ 55,911
502	5" Concrete Sidewalk	54,400	sf	$ 7.00	$ 380,800
602	Moisture Conditioning	16,924	sy	$ 15.00	$ 253,867
702	Street Lighting	2,720	lf	$ 160.00	$ 435,200
				Paving Construction Cost Subtotal:	**$ 2,866,578**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 229,326
√	Traffic Control	Construction Phase Traffic Control	3%	$ 85,997
√	Pavement Markings/Signs		4%	$ 114,663
√	Roadway Drainage	Standard Internal System	25%	$ 716,644
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 143,329
√	Sewer	Minor Adjustments	2%	$ 57,332
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 171,995
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,519,286**

Paving and Allowance Subtotal:		**$ 4,385,864**
Construction Contingency:	15%	$ 657,880
Annual Inflation (5 Years):	4%	$ 1,092,742
Construction Cost TOTAL:		**$ 6,137,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,137,000**
Engineering/Survey/Testing:		18%	$ 1,104,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 613,700
		Impact Fee Project Cost TOTAL:	**$ 7,855,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-30, 7-3**
Name:	GLENDENNING PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	PRESTON RD TO 1177.8 EAST OF PRESTON RD		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	1,180		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,836	cy	$ 15.00	$ 27,533
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,671	sy	$ 15.00	$ 55,067
305	10" Concrete Pavement w/ 6" Curb	3,278	sy	$ 90.00	$ 295,000
405	4" Topsoil	1,573	sy	$ 5.00	$ 7,867
505	5" Concrete Sidewalk	11,800	sf	$ 7.00	$ 82,600
605	Moisture Conditioning	3,671	sy	$ 15.00	$ 55,067
705	Street Lighting	1,180	lf	$ 160.00	$ 188,800
				Paving Construction Cost Subtotal:	**$ 711,933**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 56,955
√	Traffic Control	Construction Phase Traffic Control	3%	$ 21,358
√	Pavement Markings/Signs		4%	$ 28,477
√	Roadway Drainage	Standard Internal System	25%	$ 177,983
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,597
√	Sewer	Minor Adjustments	2%	$ 14,239
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,716
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 377,325**

Paving and Allowance Subtotal:		**$ 1,089,258**
Construction Contingency:	15%	$ 163,389
Annual Inflation (5 Years):	4%	$ 271,390
Construction Cost TOTAL:		**$ 1,525,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,525,000**
Engineering/Survey/Testing:		18%	$ 274,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 152,500
		Impact Fee Project Cost TOTAL:	**$ 1,952,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-31, 7-4**
Name:	GLENDENNING PKWY		
Limits:	KC ROBINSON LN TO COIT RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	2,325		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,167	cy	$ 15.00	$ 77,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	10,333	sy	$ 12.00	$ 124,000
301	9" Concrete Pavement w/ 6" Curb	9,558	sy	$ 80.00	$ 764,667
401	4" Topsoil	3,875	sy	$ 5.00	$ 19,375
501	5" Concrete Sidewalk	37,200	sf	$ 7.00	$ 260,400
601	Moisture Conditioning	10,333	sy	$ 15.00	$ 155,000
701	Street Lighting	2,325	lf	$ 160.00	$ 372,000
				Paving Construction Cost Subtotal:	**$ 1,772,942**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 141,835
√	Traffic Control	Construction Phase Traffic Control	3%	$ 53,188
√	Pavement Markings/Signs		4%	$ 70,918
√	Roadway Drainage	Standard Internal System	25%	$ 443,235
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,647
√	Sewer	Minor Adjustments	2%	$ 35,459
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 106,377
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 939,659**

Paving and Allowance Subtotal:		**$ 2,712,601**
Construction Contingency:	15%	$ 406,890
Annual Inflation (5 Years):	4%	$ 675,847
Construction Cost TOTAL:		**$ 3,796,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,796,000**
Engineering/Survey/Testing:		18%	$ 683,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 379,600
		Impact Fee Project Cost TOTAL:	**$ 4,859,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-69, 4-32**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	ROBINSON DR TO GA MOORE PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,600		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,622	cy	$ 15.00	$ 69,333
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,244	sy	$ 15.00	$ 138,667
306	10" Concrete Pavement w/ 6" Curb	7,511	sy	$ 90.00	$ 676,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,244	sy	$ 15.00	$ 138,667
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,022,667**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 81,813
√	Traffic Control	Construction Phase Traffic Control	3%	$ 30,680
√	Pavement Markings/Signs		4%	$ 40,907
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,133
√	Sewer	Minor Adjustments	2%	$ 20,453
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 61,360
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 286,347**

Paving and Allowance Subtotal:		**$ 1,309,013**
Construction Contingency:	15%	$ 196,352
Annual Inflation (5 Years):	4%	$ 326,142
Construction Cost TOTAL:		**$ 1,832,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,832,000**
Engineering/Survey/Testing:		18%	$ 329,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 183,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,172,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-70, 4-33**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	GA MOORE PKWY TO MASSEY DR		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,665		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,738	cy	$ 15.00	$ 71,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,476	sy	$ 15.00	$ 142,133
306	10" Concrete Pavement w/ 6" Curb	7,699	sy	$ 90.00	$ 692,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,476	sy	$ 15.00	$ 142,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,048,233**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,859
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,447
√	Pavement Markings/Signs		4%	$ 41,929
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 52,412
√	Sewer	Minor Adjustments	2%	$ 20,965
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,894
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 293,505**

Paving and Allowance Subtotal:		**$ 1,341,739**
Construction Contingency:	15%	$ 201,261
Annual Inflation (5 Years):	4%	$ 334,295
Construction Cost TOTAL:		**$ 1,878,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,878,000**
Engineering/Survey/Testing:		18%	$ 338,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 187,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,202,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-71, 4-34**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	MASSEY DR TO J FRED SMITH PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	5,305		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	9,431	cy	$ 15.00	$ 141,467
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,862	sy	$ 15.00	$ 282,933
306	10" Concrete Pavement w/ 6" Curb	15,326	sy	$ 90.00	$ 1,379,300
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	18,862	sy	$ 15.00	$ 282,933
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,086,633**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 166,931
√	Traffic Control	Construction Phase Traffic Control	3%	$ 62,599
√	Pavement Markings/Signs		4%	$ 83,465
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 104,332
√	Sewer	Minor Adjustments	2%	$ 41,733
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 125,198
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 584,257**

Paving and Allowance Subtotal:		**$ 2,670,891**
Construction Contingency:	15%	$ 400,634
Annual Inflation (5 Years):	4%	$ 665,455
Construction Cost TOTAL:		**$ 3,737,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,737,000**
Engineering/Survey/Testing:		18%	$ 672,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 373,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,391,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-72, 4-35**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,700		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,800	cy	$ 15.00	$ 72,000
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,600	sy	$ 15.00	$ 144,000
306	10" Concrete Pavement w/ 6" Curb	7,800	sy	$ 90.00	$ 702,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,600	sy	$ 15.00	$ 144,000
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,062,000**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 84,960
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,860
√	Pavement Markings/Signs		4%	$ 42,480
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,100
√	Sewer	Minor Adjustments	2%	$ 21,240
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,720
	Other:		-	$ -
			Allowance Subtotal:	**$ 297,360**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 1,359,360**
Construction Contingency:	15%	$ 203,904
Annual Inflation (5 Years):	4%	$ 338,686
Construction Cost TOTAL:		**$ 1,902,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,902,000**
Engineering/Survey/Testing:		18%	$ 342,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 190,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,217,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-73, 4-36**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	LYNN STAMBAUGH PKWY TO FM 455		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,815		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,227	cy	$ 15.00	$ 48,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,453	sy	$ 15.00	$ 96,800
306	10" Concrete Pavement w/ 6" Curb	5,243	sy	$ 90.00	$ 471,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,453	sy	$ 15.00	$ 96,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 713,900**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 57,112
√	Traffic Control	Construction Phase Traffic Control	3%	$ 21,417
√	Pavement Markings/Signs		4%	$ 28,556
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,695
√	Sewer	Minor Adjustments	2%	$ 14,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,834
	Other:		-	$ -
			Allowance Subtotal:	**$ 199,892**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 913,792**
Construction Contingency:	15%	$ 137,069
Annual Inflation (5 Years):	4%	$ 227,672
Construction Cost TOTAL:		**$ 1,279,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,279,000**
Engineering/Survey/Testing:		18%	$ 230,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 127,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 818,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-74, 4-37**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	FM 455 TO ASH ST		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,990		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,538	cy	$ 15.00	$ 53,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,076	sy	$ 15.00	$ 106,133
306	10" Concrete Pavement w/ 6" Curb	5,749	sy	$ 90.00	$ 517,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,076	sy	$ 15.00	$ 106,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 782,733**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 62,619
√	Traffic Control	Construction Phase Traffic Control	3%	$ 23,482
√	Pavement Markings/Signs		4%	$ 31,309
	Roadway Drainage	None Anticipated	0%	$ -
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,634,150	$ 1,634,150
√	Water	Minor Adjustments	5%	$ 39,137
√	Sewer	Minor Adjustments	2%	$ 15,655
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 46,964
	Other:		-	$ -
			Allowance Subtotal:	**$ 1,853,315**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 2,636,049**
Construction Contingency:	15%	$ 395,407
Annual Inflation (5 Years):	4%	$ 656,774
Construction Cost TOTAL:		**$ 3,689,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,689,000**
Engineering/Survey/Testing:		18%	$ 664,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 368,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,361,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-75, 4-38**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	ASH ST TO SUNSET BLVD		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,890		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,360	cy	$ 15.00	$ 50,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,720	sy	$ 15.00	$ 100,800
306	10" Concrete Pavement w/ 6" Curb	5,460	sy	$ 90.00	$ 491,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,720	sy	$ 15.00	$ 100,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 743,400**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 59,472
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,302
√	Pavement Markings/Signs		4%	$ 29,736
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 37,170
√	Sewer	Minor Adjustments	2%	$ 14,868
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 44,604
	Other:		-	$ -
			Allowance Subtotal:	**$ 208,152**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 951,552**
Construction Contingency:	15%	$ 142,733
Annual Inflation (5 Years):	4%	$ 237,080
Construction Cost TOTAL:		**$ 1,332,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,332,000**
Engineering/Survey/Testing:		18%	$ 239,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 133,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 852,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-76, 4-39**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	SUNSET BLVD TO GLENDENNING PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	3,400		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,044	cy	$ 15.00	$ 90,667
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,089	sy	$ 15.00	$ 181,333
306	10" Concrete Pavement w/ 6" Curb	9,822	sy	$ 90.00	$ 884,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	12,089	sy	$ 15.00	$ 181,333
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,337,333**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 106,987
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,120
√	Pavement Markings/Signs		4%	$ 53,493
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 66,867
√	Sewer	Minor Adjustments	2%	$ 26,747
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 80,240
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 374,453**

Paving and Allowance Subtotal:		**$ 1,711,787**
Construction Contingency:	15%	$ 256,768
Annual Inflation (5 Years):	4%	$ 426,493
Construction Cost TOTAL:		**$ 2,396,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,396,000**
Engineering/Survey/Testing:		18%	$ 431,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 239,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,533,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-40**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	ROBINSON DR TO 750 FT N OF GA MOORE PKWY		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,580		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,027	cy	$ 15.00	$ 120,400
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,053	sy	$ 15.00	$ 240,800
302	10" Concrete Pavement w/ 6" Curb	14,333	sy	$ 90.00	$ 1,290,000
402	4" Topsoil	10,607	sy	$ 5.00	$ 53,033
502	5" Concrete Sidewalk	51,600	sf	$ 7.00	$ 361,200
602	Moisture Conditioning	16,053	sy	$ 15.00	$ 240,800
702	Street Lighting	2,580	lf	$ 160.00	$ 412,800
				Paving Construction Cost Subtotal:	**$ 2,719,033**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 217,523
√	Traffic Control	Construction Phase Traffic Control	3%	$ 81,571
√	Pavement Markings/Signs		4%	$ 108,761
√	Roadway Drainage	Standard Internal System	25%	$ 679,758
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 135,952
√	Sewer	Minor Adjustments	2%	$ 54,381
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 163,142
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,441,088**

Paving and Allowance Subtotal:		**$ 4,160,121**
Construction Contingency:	15%	$ 624,018
Annual Inflation (5 Years):	4%	$ 1,036,498
Construction Cost TOTAL:		**$ 5,821,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,821,000**
Engineering/Survey/Testing:		18%	$ 1,047,780
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 582,100
		Impact Fee Project Cost TOTAL:	**$ 7,451,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-41**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	750		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,333	cy	$ 15.00	$ 35,000
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,667	sy	$ 15.00	$ 70,000
304	10" Concrete Pavement w/ 6" Curb	4,167	sy	$ 90.00	$ 375,000
404	4" Topsoil	3,083	sy	$ 5.00	$ 15,417
504	5" Concrete Sidewalk	15,000	sf	$ 7.00	$ 105,000
604	Moisture Conditioning	4,667	sy	$ 15.00	$ 70,000
704	Street Lighting	750	lf	$ 160.00	$ 120,000
				Paving Construction Cost Subtotal:	**$ 790,417**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 63,233
√	Traffic Control	Construction Phase Traffic Control	3%	$ 23,713
√	Pavement Markings/Signs		4%	$ 31,617
√	Roadway Drainage	Standard Internal System	25%	$ 197,604
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 39,521
√	Sewer	Minor Adjustments	2%	$ 15,808
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 47,425
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 418,921**

Paving and Allowance Subtotal:		**$ 1,209,338**
Construction Contingency:	15%	$ 181,401
Annual Inflation (5 Years):	4%	$ 301,307
Construction Cost TOTAL:		**$ 1,693,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,693,000**
Engineering/Survey/Testing:		18%	$ 304,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 169,300
		Impact Fee Project Cost TOTAL:	**$ 2,167,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-42**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	GA MOORE PKWY TO MASSEY DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,890		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,880	cy	$ 15.00	$ 88,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,760	sy	$ 15.00	$ 176,400
304	10" Concrete Pavement w/ 6" Curb	10,500	sy	$ 90.00	$ 945,000
404	4" Topsoil	7,770	sy	$ 5.00	$ 38,850
504	5" Concrete Sidewalk	37,800	sf	$ 7.00	$ 264,600
604	Moisture Conditioning	11,760	sy	$ 15.00	$ 176,400
704	Street Lighting	1,890	lf	$ 160.00	$ 302,400
				Paving Construction Cost Subtotal:	**$ 1,991,850**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 159,348
√	Traffic Control	Construction Phase Traffic Control	3%	$ 59,756
√	Pavement Markings/Signs		4%	$ 79,674
√	Roadway Drainage	Standard Internal System	25%	$ 497,963
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 99,593
√	Sewer	Minor Adjustments	2%	$ 39,837
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 119,511
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,055,681**

Paving and Allowance Subtotal:		**$ 3,047,531**
Construction Contingency:	15%	$ 457,130
Annual Inflation (5 Years):	4%	$ 759,295
Construction Cost TOTAL:		**$ 4,264,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,264,000**
Engineering/Survey/Testing:		18%	$ 767,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 426,400
		Impact Fee Project Cost TOTAL:	**$ 5,458,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-43**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MASSEY DR TO J FRED SMITH PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	5,335			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,598	cy	$ 15.00	$ 248,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	33,196	sy	$ 15.00	$ 497,933
304	10" Concrete Pavement w/ 6" Curb	29,639	sy	$ 90.00	$ 2,667,500
404	4" Topsoil	21,933	sy	$ 5.00	$ 109,664
504	5" Concrete Sidewalk	106,700	sf	$ 7.00	$ 746,900
604	Moisture Conditioning	33,196	sy	$ 15.00	$ 497,933
704	Street Lighting	5,335	lf	$ 160.00	$ 853,600
				Paving Construction Cost Subtotal:	**$ 5,622,497**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 449,800
√	Traffic Control	Construction Phase Traffic Control	3%	$ 168,675
√	Pavement Markings/Signs		4%	$ 224,900
√	Roadway Drainage	Standard Internal System	25%	$ 1,405,624
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 281,125
√	Sewer	Minor Adjustments	2%	$ 112,450
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 337,350
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,979,924**

Paving and Allowance Subtotal:		**$ 8,602,421**
Construction Contingency:	15%	$ 1,290,363
Annual Inflation (5 Years):	4%	$ 2,143,300
Construction Cost TOTAL:		**$ 12,037,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,037,000**
Engineering/Survey/Testing:		18%	$ 2,166,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,203,700
		Impact Fee Project Cost TOTAL:	**$ 15,407,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-44**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,645		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,229	cy	$ 15.00	$ 123,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,458	sy	$ 15.00	$ 246,867
304	10" Concrete Pavement w/ 6" Curb	14,694	sy	$ 90.00	$ 1,322,500
404	4" Topsoil	10,874	sy	$ 5.00	$ 54,369
504	5" Concrete Sidewalk	52,900	sf	$ 7.00	$ 370,300
604	Moisture Conditioning	16,458	sy	$ 15.00	$ 246,867
704	Street Lighting	2,645	lf	$ 160.00	$ 423,200
				Paving Construction Cost Subtotal:	**$ 2,787,536**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 223,003
√	Traffic Control	Construction Phase Traffic Control	3%	$ 83,626
√	Pavement Markings/Signs		4%	$ 111,501
√	Roadway Drainage	Standard Internal System	25%	$ 696,884
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 139,377
√	Sewer	Minor Adjustments	2%	$ 55,751
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 167,252
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,477,394**

Paving and Allowance Subtotal:		**$ 4,264,930**
Construction Contingency:	15%	$ 639,740
Annual Inflation (5 Years):	4%	$ 1,062,611
Construction Cost TOTAL:		**$ 5,968,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,968,000**
Engineering/Survey/Testing:		18%	$ 1,074,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 596,800
		Impact Fee Project Cost TOTAL:	**$ 7,639,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-45**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	LYNN STAMBAUGH PKWY TO OUSLEY BLVD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,660		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,276	cy	$ 15.00	$ 124,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,551	sy	$ 15.00	$ 248,267
304	10" Concrete Pavement w/ 6" Curb	14,778	sy	$ 90.00	$ 1,330,000
404	4" Topsoil	10,936	sy	$ 5.00	$ 54,678
504	5" Concrete Sidewalk	53,200	sf	$ 7.00	$ 372,400
604	Moisture Conditioning	16,551	sy	$ 15.00	$ 248,267
704	Street Lighting	2,660	lf	$ 160.00	$ 425,600
				Paving Construction Cost Subtotal:	**$ 2,803,344**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 224,268
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,100
√	Pavement Markings/Signs		4%	$ 112,134
√	Roadway Drainage	Standard Internal System	25%	$ 700,836
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 140,167
√	Sewer	Minor Adjustments	2%	$ 56,067
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,201
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,485,773**

Paving and Allowance Subtotal:		**$ 4,289,117**
Construction Contingency:	15%	$ 643,368
Annual Inflation (5 Years):	4%	$ 1,068,637
Construction Cost TOTAL:		**$ 6,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,002,000**
Engineering/Survey/Testing:		18%	$ 1,080,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 600,200
		Impact Fee Project Cost TOTAL:	**$ 7,683,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-46**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	715		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,224	cy	$ 15.00	$ 33,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,449	sy	$ 15.00	$ 66,733
304	10" Concrete Pavement w/ 6" Curb	3,972	sy	$ 90.00	$ 357,500
404	4" Topsoil	2,939	sy	$ 5.00	$ 14,697
504	5" Concrete Sidewalk	14,300	sf	$ 7.00	$ 100,100
604	Moisture Conditioning	4,449	sy	$ 15.00	$ 66,733
704	Street Lighting	715	lf	$ 160.00	$ 114,400
				Paving Construction Cost Subtotal:	**$ 753,531**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 60,282
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,606
√	Pavement Markings/Signs		4%	$ 30,141
√	Roadway Drainage	Standard Internal System	25%	$ 188,383
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 37,677
√	Sewer	Minor Adjustments	2%	$ 15,071
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 45,212
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 399,371**

Paving and Allowance Subtotal:		**$ 1,152,902**
Construction Contingency:	15%	$ 172,935
Annual Inflation (5 Years):	4%	$ 287,246
Construction Cost TOTAL:		**$ 1,614,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,614,000**
Engineering/Survey/Testing:		18%	$ 290,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 161,400
		Impact Fee Project Cost TOTAL:	**$ 2,066,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-47**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,435		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,464	cy	$ 15.00	$ 66,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,929	sy	$ 15.00	$ 133,933
304	10" Concrete Pavement w/ 6" Curb	7,972	sy	$ 90.00	$ 717,500
404	4" Topsoil	5,899	sy	$ 5.00	$ 29,497
504	5" Concrete Sidewalk	28,700	sf	$ 7.00	$ 200,900
604	Moisture Conditioning	8,929	sy	$ 15.00	$ 133,933
704	Street Lighting	1,435	lf	$ 160.00	$ 229,600
				Paving Construction Cost Subtotal:	**$ 1,512,331**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 120,986
√	Traffic Control	Construction Phase Traffic Control	3%	$ 45,370
√	Pavement Markings/Signs		4%	$ 60,493
√	Roadway Drainage	Standard Internal System	25%	$ 378,083
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 75,617
√	Sewer	Minor Adjustments	2%	$ 30,247
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 90,740
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 801,535**

Paving and Allowance Subtotal:		**$ 2,313,866**
Construction Contingency:	15%	$ 347,080
Annual Inflation (5 Years):	4%	$ 576,502
Construction Cost TOTAL:		**$ 3,238,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,238,000**
Engineering/Survey/Testing:		18%	$ 582,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 323,800
		Impact Fee Project Cost TOTAL:	**$ 4,145,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-48**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	SUNSET BLVD TO CR 92			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,245			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,873	cy	$ 15.00	$ 58,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,747	sy	$ 15.00	$ 116,200
304	10" Concrete Pavement w/ 6" Curb	6,917	sy	$ 90.00	$ 622,500
404	4" Topsoil	5,118	sy	$ 5.00	$ 25,592
504	5" Concrete Sidewalk	24,900	sf	$ 7.00	$ 174,300
604	Moisture Conditioning	7,747	sy	$ 15.00	$ 116,200
704	Street Lighting	1,245	lf	$ 160.00	$ 199,200
				Paving Construction Cost Subtotal:	**$ 1,312,092**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 104,967
√	Traffic Control	Construction Phase Traffic Control	3%	$ 39,363
√	Pavement Markings/Signs		4%	$ 52,484
√	Roadway Drainage	Standard Internal System	25%	$ 328,023
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 65,605
√	Sewer	Minor Adjustments	2%	$ 26,242
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 78,726
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 695,409**

Paving and Allowance Subtotal:		**$ 2,007,500**
Construction Contingency:	15%	$ 301,125
Annual Inflation (5 Years):	4%	$ 500,170
Construction Cost TOTAL:		**$ 2,809,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,809,000**
Engineering/Survey/Testing:		18%	$ 505,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 280,900
		Impact Fee Project Cost TOTAL:	**$ 3,596,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-49, 7-22**
Name:	COIT RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	GLENDENNING PKWY TO CR 92		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	1,535		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,388	cy	$ 15.00	$ 35,817
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,776	sy	$ 15.00	$ 71,633
305	10" Concrete Pavement w/ 6" Curb	4,264	sy	$ 90.00	$ 383,750
405	4" Topsoil	2,047	sy	$ 5.00	$ 10,233
505	5" Concrete Sidewalk	15,350	sf	$ 7.00	$ 107,450
605	Moisture Conditioning	4,776	sy	$ 15.00	$ 71,633
705	Street Lighting	1,535	lf	$ 160.00	$ 245,600
				Paving Construction Cost Subtotal:	**$ 926,117**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 74,089
√	Traffic Control	Construction Phase Traffic Control	3%	$ 27,784
√	Pavement Markings/Signs		4%	$ 37,045
√	Roadway Drainage	Standard Internal System	25%	$ 231,529
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 46,306
√	Sewer	Minor Adjustments	2%	$ 18,522
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 55,567
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 490,842**

Paving and Allowance Subtotal:		**$ 1,416,959**
Construction Contingency:	15%	$ 212,544
Annual Inflation (5 Years):	4%	$ 353,036
Construction Cost TOTAL:		**$ 1,983,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,983,000**
Engineering/Survey/Testing:		18%	$ 356,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 198,300
		Impact Fee Project Cost TOTAL:	**$ 2,538,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-50**
Name:	CR 101	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	2,845		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,322	cy	$ 15.00	$ 94,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	12,644	sy	$ 12.00	$ 151,733
301	9" Concrete Pavement w/ 6" Curb	11,696	sy	$ 80.00	$ 935,689
401	4" Topsoil	4,742	sy	$ 5.00	$ 23,708
501	5" Concrete Sidewalk	45,520	sf	$ 7.00	$ 318,640
601	Moisture Conditioning	12,644	sy	$ 15.00	$ 189,667
701	Street Lighting	2,845	lf	$ 160.00	$ 455,200
				Paving Construction Cost Subtotal:	**$ 2,169,471**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 173,558
√	Traffic Control	Construction Phase Traffic Control	3%	$ 65,084
√	Pavement Markings/Signs		4%	$ 86,779
√	Roadway Drainage	Standard Internal System	25%	$ 542,368
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 108,474
√	Sewer	Minor Adjustments	2%	$ 43,389
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 130,168
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,149,819**

Paving and Allowance Subtotal:		**$ 3,319,290**
Construction Contingency:	15%	$ 497,893
Annual Inflation (5 Years):	4%	$ 827,004
Construction Cost TOTAL:		**$ 4,645,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,645,000**
Engineering/Survey/Testing:		18%	$ 836,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 464,500
		Impact Fee Project Cost TOTAL:	**$ 5,946,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-51**
Name:	ROSELAND PKWY	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	2,925		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,100	cy	$ 15.00	$ 136,500
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,200	sy	$ 15.00	$ 273,000
302	10" Concrete Pavement w/ 6" Curb	16,250	sy	$ 90.00	$ 1,462,500
402	4" Topsoil	12,025	sy	$ 5.00	$ 60,125
502	5" Concrete Sidewalk	58,500	sf	$ 7.00	$ 409,500
602	Moisture Conditioning	18,200	sy	$ 15.00	$ 273,000
702	Street Lighting	2,925	lf	$ 160.00	$ 468,000
				Paving Construction Cost Subtotal:	**$ 3,082,625**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 246,610
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 123,305
√	Roadway Drainage	Standard Internal System	35%	$ 1,078,919
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 154,131
√	Sewer	Minor Adjustments	2%	$ 61,653
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,958
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,849,575**

Paving and Allowance Subtotal:		**$ 4,932,200**
Construction Contingency:	15%	$ 739,830
Annual Inflation (5 Years):	4%	$ 1,228,862
Construction Cost TOTAL:		**$ 6,901,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,901,000**
Engineering/Survey/Testing:		18%	$ 1,242,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,380,200
		Impact Fee Project Cost TOTAL:	**$ 9,523,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-52**
Name:	ROSELAND PKWY	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	SUNSET BLVD TO 2820 FT N OF SUNSET		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	2,820		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,267	cy	$ 15.00	$ 94,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	12,533	sy	$ 12.00	$ 150,400
301	9" Concrete Pavement w/ 6" Curb	11,593	sy	$ 80.00	$ 927,467
401	4" Topsoil	4,700	sy	$ 5.00	$ 23,500
501	5" Concrete Sidewalk	45,120	sf	$ 7.00	$ 315,840
601	Moisture Conditioning	12,533	sy	$ 15.00	$ 188,000
701	Street Lighting	2,820	lf	$ 160.00	$ 451,200
				Paving Construction Cost Subtotal:	**$ 2,150,407**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,033
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 86,016
√	Roadway Drainage	Standard Internal System	35%	$ 752,642
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 107,520
√	Sewer	Minor Adjustments	2%	$ 43,008
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,024
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,290,244**

Paving and Allowance Subtotal:		**$ 3,440,651**
Construction Contingency:	15%	$ 516,098
Annual Inflation (5 Years):	4%	$ 857,241
Construction Cost TOTAL:		**$ 4,814,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,814,000**
Engineering/Survey/Testing:		18%	$ 866,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 962,800
		Impact Fee Project Cost TOTAL:	**$ 6,643,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-53**
Name:	CUSTER RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	725		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,256	cy	$ 15.00	$ 33,833
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,511	sy	$ 15.00	$ 67,667
304	10" Concrete Pavement w/ 6" Curb	4,028	sy	$ 90.00	$ 362,500
404	4" Topsoil	2,981	sy	$ 5.00	$ 14,903
504	5" Concrete Sidewalk	14,500	sf	$ 7.00	$ 101,500
604	Moisture Conditioning	4,511	sy	$ 15.00	$ 67,667
704	Street Lighting	725	lf	$ 160.00	$ 116,000
				Paving Construction Cost Subtotal:	**$ 764,069**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 61,126
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,922
√	Pavement Markings/Signs		4%	$ 30,563
√	Roadway Drainage	Standard Internal System	25%	$ 191,017
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 38,203
√	Sewer	Minor Adjustments	2%	$ 15,281
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 45,844
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 404,957**

Paving and Allowance Subtotal:		**$ 1,169,026**
Construction Contingency:	15%	$ 175,354
Annual Inflation (5 Years):	4%	$ 291,264
Construction Cost TOTAL:		**$ 1,636,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,636,000**
Engineering/Survey/Testing:		18%	$ 294,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 163,600
		Impact Fee Project Cost TOTAL:	**$ 2,094,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-54**
Name:	CUSTER RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	GA MOORE PKWY TO 1960 FT N OF GA MOORE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,960		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,098	cy	$ 15.00	$ 91,467
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,196	sy	$ 15.00	$ 182,933
304	10" Concrete Pavement w/ 6" Curb	10,889	sy	$ 90.00	$ 980,000
404	4" Topsoil	8,058	sy	$ 5.00	$ 40,289
504	5" Concrete Sidewalk	39,200	sf	$ 7.00	$ 274,400
604	Moisture Conditioning	12,196	sy	$ 15.00	$ 182,933
704	Street Lighting	1,960	lf	$ 160.00	$ 313,600
				Paving Construction Cost Subtotal:	**$ 2,065,622**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 165,250
√	Traffic Control	Construction Phase Traffic Control	3%	$ 61,969
√	Pavement Markings/Signs		4%	$ 82,625
√	Roadway Drainage	Standard Internal System	25%	$ 516,406
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 103,281
√	Sewer	Minor Adjustments	2%	$ 41,312
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 123,937
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,094,780**

Paving and Allowance Subtotal:		**$ 3,160,402**
Construction Contingency:	15%	$ 474,060
Annual Inflation (5 Years):	4%	$ 787,417
Construction Cost TOTAL:		**$ 4,422,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,422,000**
Engineering/Survey/Testing:		18%	$ 795,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 442,200
		Impact Fee Project Cost TOTAL:	**$ 5,660,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-55**
Name:	CUSTER RD	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1025 FT SOUTH OF GA MOORE TO CR 130		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	835		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,598	cy	$ 15.00	$ 38,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,196	sy	$ 15.00	$ 77,933
304	10" Concrete Pavement w/ 6" Curb	4,639	sy	$ 90.00	$ 417,500
404	4" Topsoil	3,433	sy	$ 5.00	$ 17,164
504	5" Concrete Sidewalk	16,700	sf	$ 7.00	$ 116,900
604	Moisture Conditioning	5,196	sy	$ 15.00	$ 77,933
704	Street Lighting	835	lf	$ 160.00	$ 133,600
				Paving Construction Cost Subtotal:	**$ 879,997**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 70,400
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 35,200
√	Roadway Drainage	Standard Internal System	35%	$ 307,999
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 44,000
√	Sewer	Minor Adjustments	2%	$ 17,600
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,800
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 527,998**

Paving and Allowance Subtotal:		**$ 1,407,996**
Construction Contingency:	15%	$ 211,199
Annual Inflation (5 Years):	4%	$ 350,803
Construction Cost TOTAL:		**$ 1,970,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,970,000**
Engineering/Survey/Testing:		18%	$ 354,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 394,000
		Impact Fee Project Cost TOTAL:	**$ 2,719,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-56**
Name:	CUSTER RD	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 130 TO CUSTER RD			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,895			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,007	cy	$ 15.00	$ 135,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,013	sy	$ 15.00	$ 270,200
304	10" Concrete Pavement w/ 6" Curb	16,083	sy	$ 90.00	$ 1,447,500
404	4" Topsoil	11,902	sy	$ 5.00	$ 59,508
504	5" Concrete Sidewalk	57,900	sf	$ 7.00	$ 405,300
604	Moisture Conditioning	18,013	sy	$ 15.00	$ 270,200
704	Street Lighting	2,895	lf	$ 160.00	$ 463,200
				Paving Construction Cost Subtotal:	**$ 3,051,008**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 244,081
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 122,040
√	Roadway Drainage	Standard Internal System	35%	$ 1,067,853
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 152,550
√	Sewer	Minor Adjustments	2%	$ 61,020
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 183,061
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,830,605**

Paving and Allowance Subtotal:		**$ 4,881,613**
Construction Contingency:	15%	$ 732,242
Annual Inflation (5 Years):	4%	$ 1,216,258
Construction Cost TOTAL:		**$ 6,831,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,831,000**
Engineering/Survey/Testing:		18%	$ 1,229,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,366,200
		Impact Fee Project Cost TOTAL:	**$ 9,427,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-57**
Name:	MCILROY RD		
Limits:	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	1,245		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,767	cy	$ 15.00	$ 41,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	5,533	sy	$ 12.00	$ 66,400
301	9" Concrete Pavement w/ 6" Curb	5,118	sy	$ 80.00	$ 409,467
401	4" Topsoil	2,075	sy	$ 5.00	$ 10,375
501	5" Concrete Sidewalk	19,920	sf	$ 7.00	$ 139,440
601	Moisture Conditioning	5,533	sy	$ 15.00	$ 83,000
701	Street Lighting	1,245	lf	$ 160.00	$ 199,200
				Paving Construction Cost Subtotal:	**$ 949,382**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 75,951
√	Traffic Control	Construction Phase Traffic Control	3%	$ 28,481
√	Pavement Markings/Signs		4%	$ 37,975
√	Roadway Drainage	Standard Internal System	25%	$ 237,345
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 47,469
√	Sewer	Minor Adjustments	2%	$ 18,988
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 56,963
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 503,172**

Paving and Allowance Subtotal:		**$ 1,452,554**
Construction Contingency:	15%	$ 217,883
Annual Inflation (5 Years):	4%	$ 361,905
Construction Cost TOTAL:		**$ 2,033,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,033,000**
Engineering/Survey/Testing:		18%	$ 365,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 203,300
		Impact Fee Project Cost TOTAL:	**$ 2,602,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-58**
Name:	MCILROY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	1150 FT S OF GA MOORE TO CR 130		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	915		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,033	cy	$ 15.00	$ 30,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	4,067	sy	$ 12.00	$ 48,800
301	9" Concrete Pavement w/ 6" Curb	3,762	sy	$ 80.00	$ 300,933
401	4" Topsoil	1,525	sy	$ 5.00	$ 7,625
501	5" Concrete Sidewalk	14,640	sf	$ 7.00	$ 102,480
601	Moisture Conditioning	4,067	sy	$ 15.00	$ 61,000
701	Street Lighting	915	lf	$ 160.00	$ 146,400
				Paving Construction Cost Subtotal:	**$ 697,738**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 55,819
√	Traffic Control	Construction Phase Traffic Control	3%	$ 20,932
√	Pavement Markings/Signs		4%	$ 27,910
√	Roadway Drainage	Standard Internal System	25%	$ 174,435
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 34,887
√	Sewer	Minor Adjustments	2%	$ 13,955
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 41,864
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 369,801**

Paving and Allowance Subtotal:		**$ 1,067,540**
Construction Contingency:	15%	$ 160,131
Annual Inflation (5 Years):	4%	$ 265,978
Construction Cost TOTAL:		**$ 1,494,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,494,000**
Engineering/Survey/Testing:		18%	$ 268,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 149,400
		Impact Fee Project Cost TOTAL:	**$ 1,912,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-59**
Name:	CUSTER RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CHURCH ST TO J FRED SMITH PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,610		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,009	cy	$ 15.00	$ 75,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,018	sy	$ 15.00	$ 150,267
304	10" Concrete Pavement w/ 6" Curb	8,944	sy	$ 90.00	$ 805,000
404	4" Topsoil	6,619	sy	$ 5.00	$ 33,094
504	5" Concrete Sidewalk	32,200	sf	$ 7.00	$ 225,400
604	Moisture Conditioning	10,018	sy	$ 15.00	$ 150,267
704	Street Lighting	1,610	lf	$ 160.00	$ 257,600
				Paving Construction Cost Subtotal:	**$ 1,696,761**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 135,741
√	Traffic Control	Construction Phase Traffic Control	3%	$ 50,903
√	Pavement Markings/Signs		4%	$ 67,870
√	Roadway Drainage	Standard Internal System	25%	$ 424,190
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 84,838
√	Sewer	Minor Adjustments	2%	$ 33,935
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 101,806
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 899,283**

Paving and Allowance Subtotal:		**$ 2,596,045**
Construction Contingency:	15%	$ 389,407
Annual Inflation (5 Years):	4%	$ 646,807
Construction Cost TOTAL:		**$ 3,633,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,633,000**
Engineering/Survey/Testing:		18%	$ 653,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 363,300
		Impact Fee Project Cost TOTAL:	**$ 4,650,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-60**
Name:	CUSTER RD	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	1,195		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,718	cy	$ 15.00	$ 55,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,436	sy	$ 15.00	$ 111,533
304	10" Concrete Pavement w/ 6" Curb	6,639	sy	$ 90.00	$ 597,500
404	4" Topsoil	4,913	sy	$ 5.00	$ 24,564
504	5" Concrete Sidewalk	23,900	sf	$ 7.00	$ 167,300
604	Moisture Conditioning	7,436	sy	$ 15.00	$ 111,533
704	Street Lighting	1,195	lf	$ 160.00	$ 191,200
				Paving Construction Cost Subtotal:	**$ 1,259,397**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 100,752
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 50,376
√	Roadway Drainage	Standard Internal System	35%	$ 440,789
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 62,970
√	Sewer	Minor Adjustments	2%	$ 25,188
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 75,564
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 755,638**

Paving and Allowance Subtotal:		**$ 2,015,036**
Construction Contingency:	15%	$ 302,255
Annual Inflation (5 Years):	4%	$ 502,048
Construction Cost TOTAL:		**$ 2,820,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,820,000**
Engineering/Survey/Testing:		18%	$ 507,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 564,000
		Impact Fee Project Cost TOTAL:	**$ 3,892,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-61**
Name:	PETERMAN PARKWAY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	2676.7 FT N OF J FRED TO J FRED SMITH PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,680		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,338	cy	$ 15.00	$ 125,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,676	sy	$ 15.00	$ 250,133
304	10" Concrete Pavement w/ 6" Curb	14,889	sy	$ 90.00	$ 1,340,000
404	4" Topsoil	11,018	sy	$ 5.00	$ 55,089
504	5" Concrete Sidewalk	53,600	sf	$ 7.00	$ 375,200
604	Moisture Conditioning	16,676	sy	$ 15.00	$ 250,133
704	Street Lighting	2,680	lf	$ 160.00	$ 428,800
				Paving Construction Cost Subtotal:	**$ 2,824,422**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 225,954
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,733
√	Pavement Markings/Signs		4%	$ 112,977
√	Roadway Drainage	Standard Internal System	25%	$ 706,106
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 141,221
√	Sewer	Minor Adjustments	2%	$ 56,488
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 169,465
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,496,944**

Paving and Allowance Subtotal:		**$ 4,321,366**
Construction Contingency:	15%	$ 648,205
Annual Inflation (5 Years):	4%	$ 1,076,672
Construction Cost TOTAL:		**$ 6,047,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,047,000**
Engineering/Survey/Testing:		18%	$ 1,088,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 604,700
		Impact Fee Project Cost TOTAL:	**$ 7,740,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-62**
Name:	MASSEY DR	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	4,395		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	9,767	cy	$ 15.00	$ 146,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	19,533	sy	$ 12.00	$ 234,400
301	9" Concrete Pavement w/ 6" Curb	18,068	sy	$ 80.00	$ 1,445,467
401	4" Topsoil	7,325	sy	$ 5.00	$ 36,625
501	5" Concrete Sidewalk	70,320	sf	$ 7.00	$ 492,240
601	Moisture Conditioning	19,533	sy	$ 15.00	$ 293,000
701	Street Lighting	4,395	lf	$ 160.00	$ 703,200
				Paving Construction Cost Subtotal:	**$ 3,351,432**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 268,115
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 134,057
√	Roadway Drainage	Standard Internal System	35%	$ 1,173,001
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 167,572
√	Sewer	Minor Adjustments	2%	$ 67,029
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 201,086
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,010,859**

Paving and Allowance Subtotal:		**$ 5,362,291**
Construction Contingency:	15%	$ 804,344
Annual Inflation (5 Years):	4%	$ 1,336,019
Construction Cost TOTAL:		**$ 7,503,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,503,000**
Engineering/Survey/Testing:		18%	$ 1,350,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,500,600
		Impact Fee Project Cost TOTAL:	**$ 10,354,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 5

#	Class	Project	Limits	Status	Project Cost
5-1	P6D	MOBBERLY RD	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY	Widening	$ 44,142,000
5-2	P6D	GLENDENNING PKWY	SMILEY RD TO 2610 FT EAST OF SMILEY	New Build	$ 23,718,000
5-3	P6D	GLENDENNING PKWY	1965 FT WEST OF MCNABB DR TO MCNABB DR	Widening	$ 7,379,000
5-4	P6D	GLENDENNING PKWY	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB	Widening	$ 1,806,000
5-5	P6D	GLENDENNING PKWY	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE	Widening	$ 2,310,000
5-6	P6D	GLENDENNING PKWY	1240 FT W OF CNTY LINE TO COUNTY LINE	Widening	$ 3,581,000
5-7	P6D	PUNK CARTER PKWY (FM 428)	MAYER PKWY TO BOTHWELL BLVD	Widening	$ 10,459,000
5-8	P6D	PUNK CARTER PKWY	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV	New Build	$ 9,736,000
5-9	P6D	PUNK CARTER PKWY	3850 FT E OF BOTHWELL BLV TO SMILEY RD	New Build	$ 6,610,000
5-10	C2U	CAREY RD	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV	New Build	$ 6,562,000
5-11	C2U	CAREY RD	BOTHWELL BLVD TO SMILEY RD	New Build	$ 4,783,000
5-12	C2U	CAREY RD	SMILEY RD TO 945 FT WEST OF MCNABB	Widening	$ 8,518,000
5-13	C2U	CAREY RD	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR	Widening	$ 4,440,000
5-14	C2U	CAREY RD	1865 FT WEST OF LEGACY TO LEGACY DR	Widening	$ 6,017,000
5-15	M4D (1/2)	CRUTCHFIELD DR	665 FT W OF BOTHWELL TO BOTHWELL BLVD	Widening	$ 1,100,000
5-16	P6D (1/2)	FRONTIER PKWY / PARVIN RD	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL	Widening	$ 5,919,000
5-17	P6D	FRONTIER PKWY	SMILEY RD TO 3150 FT W OF SMILEY RD	Widening	$ 9,053,000
5-18	P6D	FRONTIER PKWY	500 FT S OF WILD TULIP DR TO LEGACY DR	Widening	$ 7,986,000
5-19	P6D	FRONTIER PKWY	LEGACY DR TO 500 FT S OF WILD TULIP DR	Widening	$ 14,373,000
5-20	P6D	MAYER PKWY (FM 1385)	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY	Widening	$ 12,137,500
5-21	P6D	MAYER PKWY (FM 1385)	3325 FT N OF FRONTIER TO FRONTIER PKWY	Widening	$ 4,801,500
5-22	M4D	BOTHWELL BLVD (FM 428)	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG	Widening	$ 1,524,000
5-23	M4D	BOTHWELL BLVD (FM 428)	PUNK CARTER TO SMILEY RD	Widening	$ 2,512,500
5-24	P6D	SMILEY RD	CELINA RD TO OUTER LOOP EXTENSION	Widening	$ 29,052,000
5-25	P6D	SMILEY RD	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN	Widening	$ 2,657,000
5-26	P6D	SMILEY RD	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY	Widening	$ 3,754,000
5-27	P6D	SMILEY RD	CAREY RD TO 1335 FT SOUTH OF CAREY	Widening	$ 3,855,000
5-28	P6D	SMILEY RD	MERRITT WAY TO 325 FT N OF MERRITT WAY	Widening	$ 5,718,000
5-29	P6D	SMILEY RD	1990 FT N OF FRONTIER TO FRONTIER PKWY	Widening	$ 35,302,000
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	Widening	$ 2,845,000
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	Widening	$ 7,191,000
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	Widening	$ 50,248,000
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	Widening	$ 20,155,000
5-34, 6-25	P6D	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	Widening	$ 2,715,000
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	Widening	$ 1,993,000
5-36	P6D	LEGACY DR	FRONTIER PKWY TO OLD PARVIN RD	Widening	$ 13,693,000
5-37	P6D	FRONTIER PKWY	1475 FT W OF GOOD HOPE TO GOOD HOPE	Widening	$ 10,877,000
5-38	C2U	McNABB DR	MOBBERLY RD TO GLENDENNING PKWY	New Build	$ 10,154,000
				ROADWAY TOTAL	**$ 399,676,500**

Type	Intersection	Project Cost
Int. Improvements	Frontier Pkwy & Legacy Dr	$ 1,800,000
Int. Improvements	Legacy Dr & Clear Creek Pkwy	$ 1,200,000
Int. Improvements	Legacy Dr & Carey Rd	$ 750,000
Int. Improvements	Collin County Outer Loop & Legacy Dr	$ 1,800,000
Int. Improvements	Frontier Pkwy & Smiley Rd	$ 750,000
Int. Improvements	Parvin Rd & Bothwell Blvd	$ 750,000
Int. Improvements	Mayer Pkwy & Crutchfield Dr	$ 750,000
Int. Improvements	Smiley Rd & Carey Rd	$ 750,000
Int. Improvements	Punk Carter Pkwy & Mayer Pkwy	$ 300,000
Int. Improvements	Outer Loop Extension & Smiley Rd	$ 1,800,000
Int. Improvements	Mobberly Rd & McNabb Dr	$ 750,000
Int. Improvements	Smiley Rd & Celina Rd	$ 750,000
Int. Improvements	Punk Carter Pkwy & Mayer Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & Mobberly Rd	$ 1,800,000
	INTERSECTION TOTAL	**$ 14,700,000**
	SERVICE AREA TOTAL	**$ 414,376,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-1**
Name:	MOBBERLY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,555		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,949	cy	$ 15.00	$ 119,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,898	sy	$ 15.00	$ 238,467
304	10" Concrete Pavement w/ 6" Curb	14,194	sy	$ 90.00	$ 1,277,500
404	4" Topsoil	10,504	sy	$ 5.00	$ 52,519
504	5" Concrete Sidewalk	51,100	sf	$ 7.00	$ 357,700
604	Moisture Conditioning	15,898	sy	$ 15.00	$ 238,467
704	Street Lighting	2,555	lf	$ 160.00	$ 408,800
				Paving Construction Cost Subtotal:	**$ 2,692,686**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 215,415
√	Traffic Control	Construction Phase Traffic Control	3%	$ 80,781
√	Pavement Markings/Signs		4%	$ 107,707
√	Roadway Drainage	Standard Internal System	25%	$ 673,172
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$20,527,500	$ 20,527,500
√	Water	Minor Adjustments	5%	$ 134,634
√	Sewer	Minor Adjustments	2%	$ 53,854
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 161,561
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 21,954,624**

Paving and Allowance Subtotal:		**$ 24,647,310**
Construction Contingency:	15%	$ 3,697,096
Annual Inflation (5 Years):	4%	$ 6,140,898
Construction Cost TOTAL:		**$ 34,486,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 34,486,000**
Engineering/Survey/Testing:		18%	$ 6,207,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,448,600
		Impact Fee Project Cost TOTAL:	**$ 44,142,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-2**
Name:	GLENDENNING PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	SMILEY RD TO 2610 FT EAST OF SMILEY			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,610			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,120	cy	$ 15.00	$ 121,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,240	sy	$ 15.00	$ 243,600
304	10" Concrete Pavement w/ 6" Curb	14,500	sy	$ 90.00	$ 1,305,000
404	4" Topsoil	10,730	sy	$ 5.00	$ 53,650
504	5" Concrete Sidewalk	52,200	sf	$ 7.00	$ 365,400
604	Moisture Conditioning	16,240	sy	$ 15.00	$ 243,600
704	Street Lighting	2,610	lf	$ 160.00	$ 417,600
				Paving Construction Cost Subtotal:	**$ 2,750,650**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 220,052
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 110,026
√	Roadway Drainage	Standard Internal System	35%	$ 962,728
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$7,882,560	$ 7,882,560
√	Water	Minor Adjustments	5%	$ 137,533
√	Sewer	Minor Adjustments	2%	$ 55,013
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 165,039
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 9,532,950**

Paving and Allowance Subtotal:		**$ 12,283,600**
Construction Contingency:	15%	$ 1,842,540
Annual Inflation (5 Years):	4%	$ 3,060,469
Construction Cost TOTAL:		**$ 17,187,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 17,187,000**
Engineering/Survey/Testing:		18%	$ 3,093,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 3,437,400
		Impact Fee Project Cost TOTAL:	**$ 23,718,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-3**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1965 FT WEST OF MCNABB DR TO MCNABB DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,555		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,949	cy	$ 15.00	$ 119,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,898	sy	$ 15.00	$ 238,467
304	10" Concrete Pavement w/ 6" Curb	14,194	sy	$ 90.00	$ 1,277,500
404	4" Topsoil	10,504	sy	$ 5.00	$ 52,519
504	5" Concrete Sidewalk	51,100	sf	$ 7.00	$ 357,700
604	Moisture Conditioning	15,898	sy	$ 15.00	$ 238,467
704	Street Lighting	2,555	lf	$ 160.00	$ 408,800
				Paving Construction Cost Subtotal:	**$ 2,692,686**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 215,415
√	Traffic Control	Construction Phase Traffic Control	3%	$ 80,781
√	Pavement Markings/Signs		4%	$ 107,707
√	Roadway Drainage	Standard Internal System	25%	$ 673,172
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 134,634
√	Sewer	Minor Adjustments	2%	$ 53,854
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 161,561
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,427,124**

Paving and Allowance Subtotal:		**$ 4,119,810**
Construction Contingency:	15%	$ 617,971
Annual Inflation (5 Years):	4%	$ 1,026,454
Construction Cost TOTAL:		**$ 5,765,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,765,000**
Engineering/Survey/Testing:		18%	$ 1,037,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 576,500
		Impact Fee Project Cost TOTAL:	**$ 7,379,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-4**
Name:	GLENDENNING PKWY		
Limits:	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	625		
Service Area(s):	5		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,944	cy	$ 15.00	$ 29,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,889	sy	$ 15.00	$ 58,333
304	10" Concrete Pavement w/ 6" Curb	3,472	sy	$ 90.00	$ 312,500
404	4" Topsoil	2,569	sy	$ 5.00	$ 12,847
504	5" Concrete Sidewalk	12,500	sf	$ 7.00	$ 87,500
604	Moisture Conditioning	3,889	sy	$ 15.00	$ 58,333
704	Street Lighting	625	lf	$ 160.00	$ 100,000
				Paving Construction Cost Subtotal:	**$ 658,681**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 52,694
√	Traffic Control	Construction Phase Traffic Control	3%	$ 19,760
√	Pavement Markings/Signs		4%	$ 26,347
√	Roadway Drainage	Standard Internal System	25%	$ 164,670
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 32,934
√	Sewer	Minor Adjustments	2%	$ 13,174
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 39,521
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 349,101**

Paving and Allowance Subtotal:		**$ 1,007,781**
Construction Contingency:	15%	$ 151,167
Annual Inflation (5 Years):	4%	$ 251,090
Construction Cost TOTAL:		**$ 1,411,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,411,000**
Engineering/Survey/Testing:		18%	$ 253,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 141,100
		Impact Fee Project Cost TOTAL:	**$ 1,806,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-5**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	800		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,489	cy	$ 15.00	$ 37,333
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,978	sy	$ 15.00	$ 74,667
304	10" Concrete Pavement w/ 6" Curb	4,444	sy	$ 90.00	$ 400,000
404	4" Topsoil	3,289	sy	$ 5.00	$ 16,444
504	5" Concrete Sidewalk	16,000	sf	$ 7.00	$ 112,000
604	Moisture Conditioning	4,978	sy	$ 15.00	$ 74,667
704	Street Lighting	800	lf	$ 160.00	$ 128,000
				Paving Construction Cost Subtotal:	**$ 843,111**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 67,449
√	Traffic Control	Construction Phase Traffic Control	3%	$ 25,293
√	Pavement Markings/Signs		4%	$ 33,724
√	Roadway Drainage	Standard Internal System	25%	$ 210,778
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 42,156
√	Sewer	Minor Adjustments	2%	$ 16,862
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 50,587
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 446,849**

Paving and Allowance Subtotal:		**$ 1,289,960**
Construction Contingency:	15%	$ 193,494
Annual Inflation (5 Years):	4%	$ 321,395
Construction Cost TOTAL:		**$ 1,805,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,805,000**
Engineering/Survey/Testing:		18%	$ 324,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 180,500
		Impact Fee Project Cost TOTAL:	**$ 2,310,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-6**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	1240 FT W OF CNTY LINE TO COUNTY LINE			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,240			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,858	cy	$ 15.00	$ 57,867
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,716	sy	$ 15.00	$ 115,733
304	10" Concrete Pavement w/ 6" Curb	6,889	sy	$ 90.00	$ 620,000
404	4" Topsoil	5,098	sy	$ 5.00	$ 25,489
504	5" Concrete Sidewalk	24,800	sf	$ 7.00	$ 173,600
604	Moisture Conditioning	7,716	sy	$ 15.00	$ 115,733
704	Street Lighting	1,240	lf	$ 160.00	$ 198,400
				Paving Construction Cost Subtotal:	**$ 1,306,822**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 104,546
√	Traffic Control	Construction Phase Traffic Control	3%	$ 39,205
√	Pavement Markings/Signs		4%	$ 52,273
√	Roadway Drainage	Standard Internal System	25%	$ 326,706
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 65,341
√	Sewer	Minor Adjustments	2%	$ 26,136
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 78,409
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 692,616**

Paving and Allowance Subtotal:		**$ 1,999,438**
Construction Contingency:	15%	$ 299,916
Annual Inflation (5 Years):	4%	$ 498,162
Construction Cost TOTAL:		**$ 2,798,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,798,000**
Engineering/Survey/Testing:		18%	$ 503,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 279,800
		Impact Fee Project Cost TOTAL:	**$ 3,581,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-7**
Name:	PUNK CARTER PKWY (FM 428)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MAYER PKWY TO BOTHWELL BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2D			
Length (lf):	2,915			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,069	cy	$ 15.00	$ 136,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,138	sy	$ 15.00	$ 272,067
304	10" Concrete Pavement w/ 6" Curb	16,194	sy	$ 90.00	$ 1,457,500
404	4" Topsoil	11,984	sy	$ 5.00	$ 59,919
504	5" Concrete Sidewalk	58,300	sf	$ 7.00	$ 408,100
604	Moisture Conditioning	18,138	sy	$ 15.00	$ 272,067
704	Street Lighting	2,915	lf	$ 160.00	$ 466,400
				Paving Construction Cost Subtotal:	**$ 3,072,086**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 245,767
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,163
√	Pavement Markings/Signs		4%	$ 122,883
√	Roadway Drainage	Standard Internal System	25%	$ 768,022
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$6,979,350	$ 6,979,350
√	Water	Minor Adjustments	5%	$ 153,604
√	Sewer	Minor Adjustments	2%	$ 61,442
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,325
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,607,556**

Paving and Allowance Subtotal:		**$ 11,679,642**
Construction Contingency:	15%	$ 1,751,946
Annual Inflation (5 Years):	4%	$ 2,909,993
Construction Cost TOTAL:		**$ 16,342,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 16,342,000**
Engineering/Survey/Testing:		18%	$ 2,941,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,634,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 10,459,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-8**
Name:	PUNK CARTER PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	2,990		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,302	cy	$ 15.00	$ 139,533
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,604	sy	$ 15.00	$ 279,067
304	10" Concrete Pavement w/ 6" Curb	16,611	sy	$ 90.00	$ 1,495,000
404	4" Topsoil	12,292	sy	$ 5.00	$ 61,461
504	5" Concrete Sidewalk	59,800	sf	$ 7.00	$ 418,600
604	Moisture Conditioning	18,604	sy	$ 15.00	$ 279,067
704	Street Lighting	2,990	lf	$ 160.00	$ 478,400
				Paving Construction Cost Subtotal:	**$ 3,151,128**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 252,090
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 126,045
√	Roadway Drainage	Standard Internal System	35%	$ 1,102,895
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 157,556
√	Sewer	Minor Adjustments	2%	$ 63,023
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 189,068
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,890,677**

Paving and Allowance Subtotal:		**$ 5,041,804**
Construction Contingency:	15%	$ 756,271
Annual Inflation (5 Years):	4%	$ 1,256,170
Construction Cost TOTAL:		**$ 7,055,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,055,000**
Engineering/Survey/Testing:		18%	$ 1,269,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,411,000
		Impact Fee Project Cost TOTAL:	**$ 9,736,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-9**
Name:	PUNK CARTER PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	3850 FT E OF BOTHWELL BLV TO SMILEY RD			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,030			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,316	cy	$ 15.00	$ 94,733
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,631	sy	$ 15.00	$ 189,467
304	10" Concrete Pavement w/ 6" Curb	11,278	sy	$ 90.00	$ 1,015,000
404	4" Topsoil	8,346	sy	$ 5.00	$ 41,728
504	5" Concrete Sidewalk	40,600	sf	$ 7.00	$ 284,200
604	Moisture Conditioning	12,631	sy	$ 15.00	$ 189,467
704	Street Lighting	2,030	lf	$ 160.00	$ 324,800
				Paving Construction Cost Subtotal:	**$ 2,139,394**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 171,152
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 85,576
√	Roadway Drainage	Standard Internal System	35%	$ 748,788
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 106,970
√	Sewer	Minor Adjustments	2%	$ 42,788
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 128,364
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,283,637**

Paving and Allowance Subtotal:		**$ 3,423,031**
Construction Contingency:	15%	$ 513,455
Annual Inflation (5 Years):	4%	$ 852,851
Construction Cost TOTAL:		**$ 4,790,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,790,000**
Engineering/Survey/Testing:		18%	$ 862,200
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 958,000
		Impact Fee Project Cost TOTAL:	**$ 6,610,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-10**
Name:	CAREY RD	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	2,785		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,189	cy	$ 15.00	$ 92,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	12,378	sy	$ 12.00	$ 148,533
301	9" Concrete Pavement w/ 6" Curb	11,449	sy	$ 80.00	$ 915,956
401	4" Topsoil	4,642	sy	$ 5.00	$ 23,208
501	5" Concrete Sidewalk	44,560	sf	$ 7.00	$ 311,920
601	Moisture Conditioning	12,378	sy	$ 15.00	$ 185,667
701	Street Lighting	2,785	lf	$ 160.00	$ 445,600
				Paving Construction Cost Subtotal:	**$ 2,123,717**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 169,897
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 84,949
√	Roadway Drainage	Standard Internal System	35%	$ 743,301
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 106,186
√	Sewer	Minor Adjustments	2%	$ 42,474
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 127,423
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,274,230**

Paving and Allowance Subtotal:		**$ 3,397,948**
Construction Contingency:	15%	$ 509,692
Annual Inflation (5 Years):	4%	$ 846,601
Construction Cost TOTAL:		**$ 4,755,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,755,000**
Engineering/Survey/Testing:		18%	$ 855,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 951,000
		Impact Fee Project Cost TOTAL:	**$ 6,562,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-11**
Name:	CAREY RD	**This project consists of the construction**		
Limits:	BOTHWELL BLVD TO SMILEY RD	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	2,030			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,511	cy	$ 15.00	$ 67,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,022	sy	$ 12.00	$ 108,267
301	9" Concrete Pavement w/ 6" Curb	8,346	sy	$ 80.00	$ 667,644
401	4" Topsoil	3,383	sy	$ 5.00	$ 16,917
501	5" Concrete Sidewalk	32,480	sf	$ 7.00	$ 227,360
601	Moisture Conditioning	9,022	sy	$ 15.00	$ 135,333
701	Street Lighting	2,030	lf	$ 160.00	$ 324,800
				Paving Construction Cost Subtotal:	**$ 1,547,988**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 123,839
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 61,920
√	Roadway Drainage	Standard Internal System	35%	$ 541,796
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 77,399
√	Sewer	Minor Adjustments	2%	$ 30,960
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 92,879
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 928,793**

Paving and Allowance Subtotal:		**$ 2,476,780**
Construction Contingency:	15%	$ 371,517
Annual Inflation (5 Years):	4%	$ 617,092
Construction Cost TOTAL:		**$ 3,466,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,466,000**
Engineering/Survey/Testing:		18%	$ 623,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 693,200
		Impact Fee Project Cost TOTAL:	**$ 4,783,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-12**
Name:	CAREY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	SMILEY RD TO 945 FT WEST OF MCNABB			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	1,710			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,800	cy	$ 15.00	$ 57,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	7,600	sy	$ 12.00	$ 91,200
301	9" Concrete Pavement w/ 6" Curb	7,030	sy	$ 80.00	$ 562,400
401	4" Topsoil	2,850	sy	$ 5.00	$ 14,250
501	5" Concrete Sidewalk	27,360	sf	$ 7.00	$ 191,520
601	Moisture Conditioning	7,600	sy	$ 15.00	$ 114,000
701	Street Lighting	1,710	lf	$ 160.00	$ 273,600
				Paving Construction Cost Subtotal:	**$ 1,303,970**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 104,318
√	Traffic Control	Construction Phase Traffic Control	3%	$ 39,119
√	Pavement Markings/Signs		4%	$ 52,159
√	Roadway Drainage	Standard Internal System	25%	$ 325,993
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,761,150	$ 2,761,150
√	Water	Minor Adjustments	5%	$ 65,199
√	Sewer	Minor Adjustments	2%	$ 26,079
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 78,238
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,452,254**

Paving and Allowance Subtotal:		**$ 4,756,224**
Construction Contingency:	15%	$ 713,434
Annual Inflation (5 Years):	4%	$ 1,185,017
Construction Cost TOTAL:		**$ 6,655,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,655,000**
Engineering/Survey/Testing:		18%	$ 1,197,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 665,500
		Impact Fee Project Cost TOTAL:	**$ 8,518,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-13**
Name:	CAREY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	2,125		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,722	cy	$ 15.00	$ 70,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,444	sy	$ 12.00	$ 113,333
301	9" Concrete Pavement w/ 6" Curb	8,736	sy	$ 80.00	$ 698,889
401	4" Topsoil	3,542	sy	$ 5.00	$ 17,708
501	5" Concrete Sidewalk	34,000	sf	$ 7.00	$ 238,000
601	Moisture Conditioning	9,444	sy	$ 15.00	$ 141,667
701	Street Lighting	2,125	lf	$ 160.00	$ 340,000
				Paving Construction Cost Subtotal:	**$ 1,620,431**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 129,634
√	Traffic Control	Construction Phase Traffic Control	3%	$ 48,613
√	Pavement Markings/Signs		4%	$ 64,817
√	Roadway Drainage	Standard Internal System	25%	$ 405,108
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 81,022
√	Sewer	Minor Adjustments	2%	$ 32,409
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 97,226
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 858,828**

Paving and Allowance Subtotal:		**$ 2,479,259**
Construction Contingency:	15%	$ 371,889
Annual Inflation (5 Years):	4%	$ 617,709
Construction Cost TOTAL:		**$ 3,469,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,469,000**
Engineering/Survey/Testing:		18%	$ 624,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 346,900
		Impact Fee Project Cost TOTAL:	**$ 4,440,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-14**
Name:	CAREY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	1865 FT WEST OF LEGACY TO LEGACY DR		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	1,865		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,144	cy	$ 15.00	$ 62,167
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	8,289	sy	$ 12.00	$ 99,467
301	9" Concrete Pavement w/ 6" Curb	7,667	sy	$ 80.00	$ 613,378
401	4" Topsoil	3,108	sy	$ 5.00	$ 15,542
501	5" Concrete Sidewalk	29,840	sf	$ 7.00	$ 208,880
601	Moisture Conditioning	8,289	sy	$ 15.00	$ 124,333
701	Street Lighting	1,865	lf	$ 160.00	$ 298,400
				Paving Construction Cost Subtotal:	**$ 1,422,166**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 113,773
√	Traffic Control	Construction Phase Traffic Control	3%	$ 42,665
√	Pavement Markings/Signs		4%	$ 56,887
√	Roadway Drainage	Standard Internal System	25%	$ 355,542
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,183,350	$ 1,183,350
√	Water	Minor Adjustments	5%	$ 71,108
√	Sewer	Minor Adjustments	2%	$ 28,443
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 85,330
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,937,098**

Paving and Allowance Subtotal:		**$ 3,359,264**
Construction Contingency:	15%	$ 503,890
Annual Inflation (5 Years):	4%	$ 836,963
Construction Cost TOTAL:		**$ 4,701,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,701,000**
Engineering/Survey/Testing:		18%	$ 846,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 470,100
		Impact Fee Project Cost TOTAL:	**$ 6,017,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-15**
Name:	CRUTCHFIELD DR	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**	
Limits:	665 FT W OF BOTHWELL TO BOTHWELL BLVD		
Impact Fee Class:	M4D (1/2)		
Existing Lanes:	2D		
Length (lf):	665		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	1,034	cy	$ 15.00	$ 15,517
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,069	sy	$ 15.00	$ 31,033
303	10" Concrete Pavement w/ 6" Curb	1,847	sy	$ 90.00	$ 166,250
403	4" Topsoil	887	sy	$ 5.00	$ 4,433
503	5" Concrete Sidewalk	6,650	sf	$ 7.00	$ 46,550
603	Moisture Conditioning	2,069	sy	$ 15.00	$ 31,033
703	Street Lighting	665	lf	$ 160.00	$ 106,400
				Paving Construction Cost Subtotal:	**$ 401,217**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 32,097
√	Traffic Control	Construction Phase Traffic Control	3%	$ 12,037
√	Pavement Markings/Signs		4%	$ 16,049
√	Roadway Drainage	Standard Internal System	25%	$ 100,304
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 20,061
√	Sewer	Minor Adjustments	2%	$ 8,024
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 24,073
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 212,645**

Paving and Allowance Subtotal:		**$ 613,862**
Construction Contingency:	15%	$ 92,079
Annual Inflation (5 Years):	4%	$ 152,944
Construction Cost TOTAL:		**$ 859,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 859,000**
Engineering/Survey/Testing:		18%	$ 154,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 85,900
		Impact Fee Project Cost TOTAL:	**$ 1,100,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-16**
Name:	FRONTIER PKWY / PARVIN RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2UD		
Length (lf):	3,580		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	5,569	cy	$ 15.00	$ 83,533
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,138	sy	$ 15.00	$ 167,067
305	10" Concrete Pavement w/ 6" Curb	9,944	sy	$ 90.00	$ 895,000
405	4" Topsoil	4,773	sy	$ 5.00	$ 23,867
505	5" Concrete Sidewalk	35,800	sf	$ 7.00	$ 250,600
605	Moisture Conditioning	11,138	sy	$ 15.00	$ 167,067
705	Street Lighting	3,580	lf	$ 160.00	$ 572,800
				Paving Construction Cost Subtotal:	**$ 2,159,933**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,795
√	Traffic Control	Construction Phase Traffic Control	3%	$ 64,798
√	Pavement Markings/Signs		4%	$ 86,397
√	Roadway Drainage	Standard Internal System	25%	$ 539,983
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 107,997
√	Sewer	Minor Adjustments	2%	$ 43,199
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,596
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,144,765**

Paving and Allowance Subtotal:		**$ 3,304,698**
Construction Contingency:	15%	$ 495,705
Annual Inflation (5 Years):	4%	$ 823,368
Construction Cost TOTAL:		**$ 4,624,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,624,000**
Engineering/Survey/Testing:		18%	$ 832,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 462,400
		Impact Fee Project Cost TOTAL:	**$ 5,919,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-17**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	SMILEY RD TO 3150 FT W OF SMILEY RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,135			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,753	cy	$ 15.00	$ 146,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,507	sy	$ 15.00	$ 292,600
304	10" Concrete Pavement w/ 6" Curb	17,417	sy	$ 90.00	$ 1,567,500
404	4" Topsoil	12,888	sy	$ 5.00	$ 64,442
504	5" Concrete Sidewalk	62,700	sf	$ 7.00	$ 438,900
604	Moisture Conditioning	19,507	sy	$ 15.00	$ 292,600
704	Street Lighting	3,135	lf	$ 160.00	$ 501,600
				Paving Construction Cost Subtotal:	**$ 3,303,942**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 264,315
√	Traffic Control	Construction Phase Traffic Control	3%	$ 99,118
√	Pavement Markings/Signs		4%	$ 132,158
√	Roadway Drainage	Standard Internal System	25%	$ 825,985
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 165,197
√	Sewer	Minor Adjustments	2%	$ 66,079
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 198,237
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,751,089**

Paving and Allowance Subtotal:		**$ 5,055,031**
Construction Contingency:	15%	$ 758,255
Annual Inflation (5 Years):	4%	$ 1,259,465
Construction Cost TOTAL:		**$ 7,073,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,073,000**
Engineering/Survey/Testing:		18%	$ 1,273,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 707,300
		Impact Fee Project Cost TOTAL:	**$ 9,053,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-18**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	500 FT S OF WILD TULIP DR TO LEGACY DR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,765			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,602	cy	$ 15.00	$ 129,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,204	sy	$ 15.00	$ 258,067
304	10" Concrete Pavement w/ 6" Curb	15,361	sy	$ 90.00	$ 1,382,500
404	4" Topsoil	11,367	sy	$ 5.00	$ 56,836
504	5" Concrete Sidewalk	55,300	sf	$ 7.00	$ 387,100
604	Moisture Conditioning	17,204	sy	$ 15.00	$ 258,067
704	Street Lighting	2,765	lf	$ 160.00	$ 442,400
				Paving Construction Cost Subtotal:	**$ 2,914,003**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 233,120
√	Traffic Control	Construction Phase Traffic Control	3%	$ 87,420
√	Pavement Markings/Signs		4%	$ 116,560
√	Roadway Drainage	Standard Internal System	25%	$ 728,501
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 145,700
√	Sewer	Minor Adjustments	2%	$ 58,280
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 174,840
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,544,421**

Paving and Allowance Subtotal:		**$ 4,458,424**
Construction Contingency:	15%	$ 668,764
Annual Inflation (5 Years):	4%	$ 1,110,820
Construction Cost TOTAL:		**$ 6,239,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,239,000**
Engineering/Survey/Testing:		18%	$ 1,123,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 623,900
		Impact Fee Project Cost TOTAL:	**$ 7,986,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-19**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	LEGACY DR TO 500 FT S OF WILD TULIP DR		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	2,940		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,147	cy	$ 15.00	$ 137,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,293	sy	$ 15.00	$ 274,400
304	10" Concrete Pavement w/ 6" Curb	16,333	sy	$ 90.00	$ 1,470,000
404	4" Topsoil	12,087	sy	$ 5.00	$ 60,433
504	5" Concrete Sidewalk	58,800	sf	$ 7.00	$ 411,600
604	Moisture Conditioning	18,293	sy	$ 15.00	$ 274,400
704	Street Lighting	2,940	lf	$ 160.00	$ 470,400
				Paving Construction Cost Subtotal:	**$ 3,098,433**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 247,875
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,953
√	Pavement Markings/Signs		4%	$ 123,937
√	Roadway Drainage	Standard Internal System	25%	$ 774,608
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,284,400	$ 3,284,400
√	Water	Minor Adjustments	5%	$ 154,922
√	Sewer	Minor Adjustments	2%	$ 61,969
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 185,906
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,926,570**

Paving and Allowance Subtotal:		**$ 8,025,003**
Construction Contingency:	15%	$ 1,203,750
Annual Inflation (5 Years):	4%	$ 1,999,436
Construction Cost TOTAL:		**$ 11,229,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,229,000**
Engineering/Survey/Testing:		18%	$ 2,021,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,122,900
		Impact Fee Project Cost TOTAL:	**$ 14,373,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-20**
Name:	MAYER PKWY (FM 1385)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,860		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	18,231	cy	$ 15.00	$ 273,467
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	36,462	sy	$ 15.00	$ 546,933
304	10" Concrete Pavement w/ 6" Curb	32,556	sy	$ 90.00	$ 2,930,000
404	4" Topsoil	24,091	sy	$ 5.00	$ 120,456
504	5" Concrete Sidewalk	117,200	sf	$ 7.00	$ 820,400
604	Moisture Conditioning	36,462	sy	$ 15.00	$ 546,933
704	Street Lighting	5,860	lf	$ 160.00	$ 937,600
				Paving Construction Cost Subtotal:	**$ 6,175,789**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 494,063
√	Traffic Control	Construction Phase Traffic Control	3%	$ 185,274
√	Pavement Markings/Signs		4%	$ 247,032
√	Roadway Drainage	Standard Internal System	25%	$ 1,543,947
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,105,500	$ 4,105,500
√	Water	Minor Adjustments	5%	$ 308,789
√	Sewer	Minor Adjustments	2%	$ 123,516
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 370,547
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,378,668**

Paving and Allowance Subtotal:		**$ 13,554,457**
Construction Contingency:	15%	$ 2,033,169
Annual Inflation (5 Years):	4%	$ 3,377,104
Construction Cost TOTAL:		**$ 18,965,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 18,965,000**
Engineering/Survey/Testing:		18%	$ 3,413,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,896,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 12,137,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-21**
Name:	MAYER PKWY (FM 1385)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	3325 FT N OF FRONTIER TO FRONTIER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,325		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,344	cy	$ 15.00	$ 155,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,689	sy	$ 15.00	$ 310,333
304	10" Concrete Pavement w/ 6" Curb	18,472	sy	$ 90.00	$ 1,662,500
404	4" Topsoil	13,669	sy	$ 5.00	$ 68,347
504	5" Concrete Sidewalk	66,500	sf	$ 7.00	$ 465,500
604	Moisture Conditioning	20,689	sy	$ 15.00	$ 310,333
704	Street Lighting	3,325	lf	$ 160.00	$ 532,000
				Paving Construction Cost Subtotal:	**$ 3,504,181**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 280,334
√	Traffic Control	Construction Phase Traffic Control	3%	$ 105,125
√	Pavement Markings/Signs		4%	$ 140,167
√	Roadway Drainage	Standard Internal System	25%	$ 876,045
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 175,209
√	Sewer	Minor Adjustments	2%	$ 70,084
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 210,251
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,857,216**

Paving and Allowance Subtotal:		**$ 5,361,396**
Construction Contingency:	15%	$ 804,209
Annual Inflation (5 Years):	4%	$ 1,335,796
Construction Cost TOTAL:		**$ 7,502,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,502,000**
Engineering/Survey/Testing:		18%	$ 1,350,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 750,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,801,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-22**
Name:	BOTHWELL BLVD (FM 428)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	1,055		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,282	cy	$ 15.00	$ 49,233
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,564	sy	$ 15.00	$ 98,467
302	10" Concrete Pavement w/ 6" Curb	5,861	sy	$ 90.00	$ 527,500
402	4" Topsoil	4,337	sy	$ 5.00	$ 21,686
502	5" Concrete Sidewalk	21,100	sf	$ 7.00	$ 147,700
602	Moisture Conditioning	6,564	sy	$ 15.00	$ 98,467
702	Street Lighting	1,055	lf	$ 160.00	$ 168,800
				Paving Construction Cost Subtotal:	**$ 1,111,853**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 88,948
√	Traffic Control	Construction Phase Traffic Control	3%	$ 33,356
√	Pavement Markings/Signs		4%	$ 44,474
√	Roadway Drainage	Standard Internal System	25%	$ 277,963
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 55,593
√	Sewer	Minor Adjustments	2%	$ 22,237
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 66,711
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 589,282**

Paving and Allowance Subtotal:		**$ 1,701,135**
Construction Contingency:	15%	$ 255,170
Annual Inflation (5 Years):	4%	$ 423,839
Construction Cost TOTAL:		**$ 2,381,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,381,000**
Engineering/Survey/Testing:		18%	$ 428,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 238,100
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,524,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-23**
Name:	BOTHWELL BLVD (FM 428)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PUNK CARTER TO SMILEY RD		
Impact Fee Class:	M4D		
Existing Lanes:	2D		
Length (lf):	1,740		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	5,413	cy	$ 15.00	$ 81,200
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,827	sy	$ 15.00	$ 162,400
302	10" Concrete Pavement w/ 6" Curb	9,667	sy	$ 90.00	$ 870,000
402	4" Topsoil	7,153	sy	$ 5.00	$ 35,767
502	5" Concrete Sidewalk	34,800	sf	$ 7.00	$ 243,600
602	Moisture Conditioning	10,827	sy	$ 15.00	$ 162,400
702	Street Lighting	1,740	lf	$ 160.00	$ 278,400
				Paving Construction Cost Subtotal:	**$ 1,833,767**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 146,701
√	Traffic Control	Construction Phase Traffic Control	3%	$ 55,013
√	Pavement Markings/Signs		4%	$ 73,351
√	Roadway Drainage	Standard Internal System	25%	$ 458,442
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 91,688
√	Sewer	Minor Adjustments	2%	$ 36,675
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 110,026
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 971,896**

Paving and Allowance Subtotal:		**$ 2,805,663**
Construction Contingency:	15%	$ 420,849
Annual Inflation (5 Years):	4%	$ 699,033
Construction Cost TOTAL:		**$ 3,926,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,926,000**
Engineering/Survey/Testing:		18%	$ 706,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 392,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,512,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-24**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CELINA RD TO OUTER LOOP EXTENSION		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,350		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,644	cy	$ 15.00	$ 249,667
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	33,289	sy	$ 15.00	$ 499,333
304	10" Concrete Pavement w/ 6" Curb	29,722	sy	$ 90.00	$ 2,675,000
404	4" Topsoil	21,994	sy	$ 5.00	$ 109,972
504	5" Concrete Sidewalk	107,000	sf	$ 7.00	$ 749,000
604	Moisture Conditioning	33,289	sy	$ 15.00	$ 499,333
704	Street Lighting	5,350	lf	$ 160.00	$ 856,000
				Paving Construction Cost Subtotal:	**$ 5,638,306**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 451,064
√	Traffic Control	Construction Phase Traffic Control	3%	$ 169,149
√	Pavement Markings/Signs		4%	$ 225,532
√	Roadway Drainage	Standard Internal System	25%	$ 1,409,576
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$7,595,175	$ 7,595,175
√	Water	Minor Adjustments	5%	$ 281,915
√	Sewer	Minor Adjustments	2%	$ 112,766
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 338,298
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 10,583,477**

Paving and Allowance Subtotal:		**$ 16,221,783**
Construction Contingency:	15%	$ 2,433,267
Annual Inflation (5 Years):	4%	$ 4,041,671
Construction Cost TOTAL:		**$ 22,697,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 22,697,000**
Engineering/Survey/Testing:		18%	$ 4,085,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 2,269,700
		Impact Fee Project Cost TOTAL:	**$ 29,052,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-25**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	920		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,862	cy	$ 15.00	$ 42,933
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,724	sy	$ 15.00	$ 85,867
304	10" Concrete Pavement w/ 6" Curb	5,111	sy	$ 90.00	$ 460,000
404	4" Topsoil	3,782	sy	$ 5.00	$ 18,911
504	5" Concrete Sidewalk	18,400	sf	$ 7.00	$ 128,800
604	Moisture Conditioning	5,724	sy	$ 15.00	$ 85,867
704	Street Lighting	920	lf	$ 160.00	$ 147,200
				Paving Construction Cost Subtotal:	**$ 969,578**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 77,566
√	Traffic Control	Construction Phase Traffic Control	3%	$ 29,087
√	Pavement Markings/Signs		4%	$ 38,783
√	Roadway Drainage	Standard Internal System	25%	$ 242,394
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 48,479
√	Sewer	Minor Adjustments	2%	$ 19,392
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 58,175
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 513,876**

Paving and Allowance Subtotal:		**$ 1,483,454**
Construction Contingency:	15%	$ 222,518
Annual Inflation (5 Years):	4%	$ 369,604
Construction Cost TOTAL:		**$ 2,076,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,076,000**
Engineering/Survey/Testing:		18%	$ 373,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 207,600
		Impact Fee Project Cost TOTAL:	**$ 2,657,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-26**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,300		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,044	cy	$ 15.00	$ 60,667
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,089	sy	$ 15.00	$ 121,333
304	10" Concrete Pavement w/ 6" Curb	7,222	sy	$ 90.00	$ 650,000
404	4" Topsoil	5,344	sy	$ 5.00	$ 26,722
504	5" Concrete Sidewalk	26,000	sf	$ 7.00	$ 182,000
604	Moisture Conditioning	8,089	sy	$ 15.00	$ 121,333
704	Street Lighting	1,300	lf	$ 160.00	$ 208,000
				Paving Construction Cost Subtotal:	**$ 1,370,056**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 109,604
√	Traffic Control	Construction Phase Traffic Control	3%	$ 41,102
√	Pavement Markings/Signs		4%	$ 54,802
√	Roadway Drainage	Standard Internal System	25%	$ 342,514
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 68,503
√	Sewer	Minor Adjustments	2%	$ 27,401
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 82,203
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 726,129**

Paving and Allowance Subtotal:		**$ 2,096,185**
Construction Contingency:	15%	$ 314,428
Annual Inflation (5 Years):	4%	$ 522,266
Construction Cost TOTAL:		**$ 2,933,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,933,000**
Engineering/Survey/Testing:		18%	$ 527,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 293,300
		Impact Fee Project Cost TOTAL:	**$ 3,754,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-27**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CAREY RD TO 1335 FT SOUTH OF CAREY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,335		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,153	cy	$ 15.00	$ 62,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,307	sy	$ 15.00	$ 124,600
304	10" Concrete Pavement w/ 6" Curb	7,417	sy	$ 90.00	$ 667,500
404	4" Topsoil	5,488	sy	$ 5.00	$ 27,442
504	5" Concrete Sidewalk	26,700	sf	$ 7.00	$ 186,900
604	Moisture Conditioning	8,307	sy	$ 15.00	$ 124,600
704	Street Lighting	1,335	lf	$ 160.00	$ 213,600
				Paving Construction Cost Subtotal:	**$ 1,406,942**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 112,555
√	Traffic Control	Construction Phase Traffic Control	3%	$ 42,208
√	Pavement Markings/Signs		4%	$ 56,278
√	Roadway Drainage	Standard Internal System	25%	$ 351,735
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 70,347
√	Sewer	Minor Adjustments	2%	$ 28,139
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 84,417
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 745,679**

Paving and Allowance Subtotal:		**$ 2,152,621**
Construction Contingency:	15%	$ 322,893
Annual Inflation (5 Years):	4%	$ 536,327
Construction Cost TOTAL:		**$ 3,012,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,012,000**
Engineering/Survey/Testing:		18%	$ 542,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 301,200
		Impact Fee Project Cost TOTAL:	**$ 3,855,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-28**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	MERRITT WAY TO 325 FT N OF MERRITT WAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	325		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,011	cy	$ 15.00	$ 15,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,022	sy	$ 15.00	$ 30,333
304	10" Concrete Pavement w/ 6" Curb	1,806	sy	$ 90.00	$ 162,500
404	4" Topsoil	1,336	sy	$ 5.00	$ 6,681
504	5" Concrete Sidewalk	6,500	sf	$ 7.00	$ 45,500
604	Moisture Conditioning	2,022	sy	$ 15.00	$ 30,333
704	Street Lighting	325	lf	$ 160.00	$ 52,000
				Paving Construction Cost Subtotal:	**$ 342,514**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 27,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 10,275
√	Pavement Markings/Signs		4%	$ 13,701
√	Roadway Drainage	Standard Internal System	25%	$ 85,628
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,668,575	$ 2,668,575
√	Water	Minor Adjustments	5%	$ 17,126
√	Sewer	Minor Adjustments	2%	$ 6,850
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 20,551
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,850,107**

Paving and Allowance Subtotal:		**$ 3,192,621**
Construction Contingency:	15%	$ 478,893
Annual Inflation (5 Years):	4%	$ 795,444
Construction Cost TOTAL:		**$ 4,467,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,467,000**
Engineering/Survey/Testing:		18%	$ 804,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 446,700
		Impact Fee Project Cost TOTAL:	**$ 5,718,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-29**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1990 FT N OF FRONTIER TO FRONTIER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,040		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,347	cy	$ 15.00	$ 95,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,693	sy	$ 15.00	$ 190,400
304	10" Concrete Pavement w/ 6" Curb	11,333	sy	$ 90.00	$ 1,020,000
404	4" Topsoil	8,387	sy	$ 5.00	$ 41,933
504	5" Concrete Sidewalk	40,800	sf	$ 7.00	$ 285,600
604	Moisture Conditioning	12,693	sy	$ 15.00	$ 190,400
704	Street Lighting	2,040	lf	$ 160.00	$ 326,400
				Paving Construction Cost Subtotal:	**$ 2,149,933**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 171,995
√	Traffic Control	Construction Phase Traffic Control	3%	$ 64,498
√	Pavement Markings/Signs		4%	$ 85,997
√	Roadway Drainage	Standard Internal System	25%	$ 537,483
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$16,422,000	$ 16,422,000
√	Water	Minor Adjustments	5%	$ 107,497
√	Sewer	Minor Adjustments	2%	$ 42,999
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 128,996
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 17,561,465**

Paving and Allowance Subtotal:		**$ 19,711,398**
Construction Contingency:	15%	$ 2,956,710
Annual Inflation (5 Years):	4%	$ 4,911,111
Construction Cost TOTAL:		**$ 27,580,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 27,580,000**
Engineering/Survey/Testing:		18%	$ 4,964,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 2,758,000
		Impact Fee Project Cost TOTAL:	**$ 35,302,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-30, 6-21**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO 985 FT N OF OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	985		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,064	cy	$ 15.00	$ 45,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,129	sy	$ 15.00	$ 91,933
304	10" Concrete Pavement w/ 6" Curb	5,472	sy	$ 90.00	$ 492,500
404	4" Topsoil	4,049	sy	$ 5.00	$ 20,247
504	5" Concrete Sidewalk	19,700	sf	$ 7.00	$ 137,900
604	Moisture Conditioning	6,129	sy	$ 15.00	$ 91,933
704	Street Lighting	985	lf	$ 160.00	$ 157,600
				Paving Construction Cost Subtotal:	**$ 1,038,081**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,046
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,142
√	Pavement Markings/Signs		4%	$ 41,523
√	Roadway Drainage	Standard Internal System	25%	$ 259,520
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,904
√	Sewer	Minor Adjustments	2%	$ 20,762
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,285
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 550,183**

Paving and Allowance Subtotal:		**$ 1,588,263**
Construction Contingency:	15%	$ 238,239
Annual Inflation (5 Years):	4%	$ 395,717
Construction Cost TOTAL:		**$ 2,223,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,223,000**
Engineering/Survey/Testing:		18%	$ 400,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 222,300
		Impact Fee Project Cost TOTAL:	**$ 2,845,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-31, 6-22**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,490		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,747	cy	$ 15.00	$ 116,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,493	sy	$ 15.00	$ 232,400
304	10" Concrete Pavement w/ 6" Curb	13,833	sy	$ 90.00	$ 1,245,000
404	4" Topsoil	10,237	sy	$ 5.00	$ 51,183
504	5" Concrete Sidewalk	49,800	sf	$ 7.00	$ 348,600
604	Moisture Conditioning	15,493	sy	$ 15.00	$ 232,400
704	Street Lighting	2,490	lf	$ 160.00	$ 398,400
				Paving Construction Cost Subtotal:	**$ 2,624,183**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 209,935
√	Traffic Control	Construction Phase Traffic Control	3%	$ 78,726
√	Pavement Markings/Signs		4%	$ 104,967
√	Roadway Drainage	Standard Internal System	25%	$ 656,046
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 131,209
√	Sewer	Minor Adjustments	2%	$ 52,484
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 157,451
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,390,817**

Paving and Allowance Subtotal:		**$ 4,015,001**
Construction Contingency:	15%	$ 602,250
Annual Inflation (5 Years):	4%	$ 1,000,341
Construction Cost TOTAL:		**$ 5,618,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,618,000**
Engineering/Survey/Testing:		18%	$ 1,011,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 561,800
		Impact Fee Project Cost TOTAL:	**$ 7,191,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-32, 6-23**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	PUNK CARTER PKWY TO CAREY RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,160			
Service Area(s):	5, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,942	cy	$ 15.00	$ 194,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	25,884	sy	$ 15.00	$ 388,267
304	10" Concrete Pavement w/ 6" Curb	23,111	sy	$ 90.00	$ 2,080,000
404	4" Topsoil	17,102	sy	$ 5.00	$ 85,511
504	5" Concrete Sidewalk	83,200	sf	$ 7.00	$ 582,400
604	Moisture Conditioning	25,884	sy	$ 15.00	$ 388,267
704	Street Lighting	4,160	lf	$ 160.00	$ 665,600
				Paving Construction Cost Subtotal:	**$ 4,384,178**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 350,734
√	Traffic Control	Construction Phase Traffic Control	3%	$ 131,525
√	Pavement Markings/Signs		4%	$ 175,367
√	Roadway Drainage	Standard Internal System	25%	$ 1,096,044
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$21,348,600	$ 21,348,600
√	Water	Minor Adjustments	5%	$ 219,209
√	Sewer	Minor Adjustments	2%	$ 87,684
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 263,051
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 23,672,214**

Paving and Allowance Subtotal:		**$ 28,056,392**
Construction Contingency:	15%	$ 4,208,459
Annual Inflation (5 Years):	4%	$ 6,990,274
Construction Cost TOTAL:		**$ 39,256,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 39,256,000**
Engineering/Survey/Testing:		18%	$ 7,066,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,925,600
		Impact Fee Project Cost TOTAL:	**$ 50,248,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-33, 6-24**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2U-G		
Length (lf):	2,065		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,424	cy	$ 15.00	$ 96,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,849	sy	$ 15.00	$ 192,733
304	10" Concrete Pavement w/ 6" Curb	11,472	sy	$ 90.00	$ 1,032,500
404	4" Topsoil	8,489	sy	$ 5.00	$ 42,447
504	5" Concrete Sidewalk	41,300	sf	$ 7.00	$ 289,100
604	Moisture Conditioning	12,849	sy	$ 15.00	$ 192,733
704	Street Lighting	2,065	lf	$ 160.00	$ 330,400
				Paving Construction Cost Subtotal:	**$ 2,176,281**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 174,102
√	Traffic Control	Construction Phase Traffic Control	3%	$ 65,288
√	Pavement Markings/Signs		4%	$ 87,051
√	Roadway Drainage	Standard Internal System	25%	$ 544,070
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$7,923,615	$ 7,923,615
√	Water	Minor Adjustments	5%	$ 108,814
√	Sewer	Minor Adjustments	2%	$ 43,526
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 130,577
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 9,077,044**

Paving and Allowance Subtotal:		**$ 11,253,324**
Construction Contingency:	15%	$ 1,687,999
Annual Inflation (5 Years):	4%	$ 2,803,775
Construction Cost TOTAL:		**$ 15,746,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,746,000**
Engineering/Survey/Testing:		18%	$ 2,834,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,574,600
		Impact Fee Project Cost TOTAL:	**$ 20,155,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-34, 6-25**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKW		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	940		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,924	cy	$ 15.00	$ 43,867
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,849	sy	$ 15.00	$ 87,733
304	10" Concrete Pavement w/ 6" Curb	5,222	sy	$ 90.00	$ 470,000
404	4" Topsoil	3,864	sy	$ 5.00	$ 19,322
504	5" Concrete Sidewalk	18,800	sf	$ 7.00	$ 131,600
604	Moisture Conditioning	5,849	sy	$ 15.00	$ 87,733
704	Street Lighting	940	lf	$ 160.00	$ 150,400
				Paving Construction Cost Subtotal:	**$ 990,656**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 79,252
√	Traffic Control	Construction Phase Traffic Control	3%	$ 29,720
√	Pavement Markings/Signs		4%	$ 39,626
√	Roadway Drainage	Standard Internal System	25%	$ 247,664
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 49,533
√	Sewer	Minor Adjustments	2%	$ 19,813
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 59,439
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 525,047**

Paving and Allowance Subtotal:		**$ 1,515,703**
Construction Contingency:	15%	$ 227,355
Annual Inflation (5 Years):	4%	$ 377,639
Construction Cost TOTAL:		**$ 2,121,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,121,000**
Engineering/Survey/Testing:		18%	$ 381,780
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 212,100
		Impact Fee Project Cost TOTAL:	**$ 2,715,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-35, 6-26**
Name:	LEGACY DR	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	CLEAR CREEK PKWY TO FRONTIER PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	2,210		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,929	cy	$ 15.00	$ 58,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,858	sy	$ 15.00	$ 117,867
306	10" Concrete Pavement w/ 6" Curb	6,384	sy	$ 90.00	$ 574,600
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,858	sy	$ 15.00	$ 117,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 869,267**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 69,541
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,078
√	Pavement Markings/Signs		4%	$ 34,771
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,463
√	Sewer	Minor Adjustments	2%	$ 17,385
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,156
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 243,395**

Paving and Allowance Subtotal:		**$ 1,112,661**
Construction Contingency:	15%	$ 166,899
Annual Inflation (5 Years):	4%	$ 277,221
Construction Cost TOTAL:		**$ 1,557,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,557,000**
Engineering/Survey/Testing:		18%	$ 280,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 155,700
		Impact Fee Project Cost TOTAL:	**$ 1,993,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-36**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	FRONTIER PKWY TO OLD PARVIN RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,450			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,622	cy	$ 15.00	$ 114,333
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,244	sy	$ 15.00	$ 228,667
304	10" Concrete Pavement w/ 6" Curb	13,611	sy	$ 90.00	$ 1,225,000
404	4" Topsoil	10,072	sy	$ 5.00	$ 50,361
504	5" Concrete Sidewalk	49,000	sf	$ 7.00	$ 343,000
604	Moisture Conditioning	15,244	sy	$ 15.00	$ 228,667
704	Street Lighting	2,450	lf	$ 160.00	$ 392,000
				Paving Construction Cost Subtotal:	**$ 2,582,028**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 206,562
√	Traffic Control	Construction Phase Traffic Control	3%	$ 77,461
√	Pavement Markings/Signs		4%	$ 103,281
√	Roadway Drainage	Standard Internal System	25%	$ 645,507
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,694,950	$ 3,694,950
√	Water	Minor Adjustments	5%	$ 129,101
√	Sewer	Minor Adjustments	2%	$ 51,641
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 154,922
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,063,425**

Paving and Allowance Subtotal:		**$ 7,645,453**
Construction Contingency:	15%	$ 1,146,818
Annual Inflation (5 Years):	4%	$ 1,904,871
Construction Cost TOTAL:		**$ 10,698,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,698,000**
Engineering/Survey/Testing:		18%	$ 1,925,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,069,800
		Impact Fee Project Cost TOTAL:	**$ 13,693,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-37**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1475 FT W OF GOOD HOPE TO GOOD HOPE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,475		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,589	cy	$ 15.00	$ 68,833
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,178	sy	$ 15.00	$ 137,667
304	10" Concrete Pavement w/ 6" Curb	8,194	sy	$ 90.00	$ 737,500
404	4" Topsoil	6,064	sy	$ 5.00	$ 30,319
504	5" Concrete Sidewalk	29,500	sf	$ 7.00	$ 206,500
604	Moisture Conditioning	9,178	sy	$ 15.00	$ 137,667
704	Street Lighting	1,475	lf	$ 160.00	$ 236,000
				Paving Construction Cost Subtotal:	**$ 1,554,486**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 124,359
√	Traffic Control	Construction Phase Traffic Control	3%	$ 46,635
√	Pavement Markings/Signs		4%	$ 62,179
√	Roadway Drainage	Standard Internal System	25%	$ 388,622
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,694,950	$ 3,694,950
√	Water	Minor Adjustments	5%	$ 77,724
√	Sewer	Minor Adjustments	2%	$ 31,090
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 93,269
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,518,828**

Paving and Allowance Subtotal:		**$ 6,073,314**
Construction Contingency:	15%	$ 910,997
Annual Inflation (5 Years):	4%	$ 1,513,171
Construction Cost TOTAL:		**$ 8,498,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,498,000**
Engineering/Survey/Testing:		18%	$ 1,529,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 849,800
		Impact Fee Project Cost TOTAL:	**$ 10,877,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-38**
Name:	McNABB DR	**This project consists of the construction of a new two-lane undivided collector.**		
Limits:	MOBBERLY RD TO GLENDENNING PKWY			
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	4,310			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	9,578	cy	$ 15.00	$ 143,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	19,156	sy	$ 12.00	$ 229,867
301	9" Concrete Pavement w/ 6" Curb	17,719	sy	$ 80.00	$ 1,417,511
401	4" Topsoil	7,183	sy	$ 5.00	$ 35,917
501	5" Concrete Sidewalk	68,960	sf	$ 7.00	$ 482,720
601	Moisture Conditioning	19,156	sy	$ 15.00	$ 287,333
701	Street Lighting	4,310	lf	$ 160.00	$ 689,600
				Paving Construction Cost Subtotal:	**$ 3,286,614**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 262,929
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 131,465
√	Roadway Drainage	Standard Internal System	35%	$ 1,150,315
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 164,331
√	Sewer	Minor Adjustments	2%	$ 65,732
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 197,197
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,971,969**

Paving and Allowance Subtotal:		**$ 5,258,583**
Construction Contingency:	15%	$ 788,787
Annual Inflation (5 Years):	4%	$ 1,310,180
Construction Cost TOTAL:		**$ 7,358,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,358,000**
Engineering/Survey/Testing:		18%	$ 1,324,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,471,600
		Impact Fee Project Cost TOTAL:	**$ 10,154,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 6

#	Class	Project	Limits	Status	Project Cost
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	Widening	$ 3,993,000
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	Widening	$ 6,368,000
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	Widening	$ 6,368,000
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	Widening	$ 18,254,000
6-5	P6D (1/3)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	Widening	$ 6,660,000
6-6	P6D (1/2)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	Widening	$ 4,051,000
6-7	P6D (1/2)	PUNK CARTER PKWY	HUDDLESTON DR TO DALLAS NORTH TOLLWAY	Widening	$ 5,175,000
6-8	P6D (1/3)	PUNK CARTER PKWY	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT	Widening	$ 718,000
6-9	P6D (1/3)	PUNK CARTER PKWY	800 FT EAST OF DNT TO LIGHT FARMS WAY	Widening	$ 1,480,000
6-10	C2U	CAREY RD	LEGACY DR TO 2050 FT E OF LEGACY DR	New Build	$ 9,171,000
6-11	C2U	CAREY RD	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY	New Build	$ 16,552,000
6-12	M4D	DOE BRANCH BLVD	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK	New Build	$ 3,842,000
6-13	M4D	DOE BRANCH BLVD	3775 FT W OF DNT TO DNT	New Build	$ 12,292,000
6-14	M4D	CLEAR CREEK PKWY	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	New Build	$ 8,189,000
6-15	P6D	FRONTIER PKWY	LEGACY DR TO DALLAS NORTH TOLLWAY	Widening	$ 19,402,000
6-16	P6D (1/3)	FRONTIER PKWY	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR	Widening	$ 1,038,000
6-17	P6D (1/3)	FRONTIER PKWY	BRIDGEWATER DR TO PRAIRIE CROSSING	Widening	$ 1,530,000
6-18	P6D (1/3)	FRONTIER PKWY	PRAIRIE CROSSING TO BNSF	Widening	$ 722,000
6-19	P6D (1/3)	FRONTIER PKWY	WORTHINGTON WAY TO PRESTON RD	Widening	$ 2,440,000
6-20	P6D	LEGACY DR	GLENDENNING PKWY TO OUTER LOOP	New Build	$ 16,931,000
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	Widening	$ 2,845,000
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	Widening	$ 7,191,000
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	Widening	$ 50,248,000
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	Widening	$ 20,155,000
5-34, 6-25	P6D (1/2)	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	Widening	$ 1,555,000
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	Widening	$ 1,993,000
6-27	M4D	HUDDLESTON DR	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING	New Build	$ 6,447,000
6-28	M4D (1/2)	HUDDLESTON DR	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING	Widening	$ 3,299,000
6-29	M4D	HUDDLESTON DR	PUNK CARTER PKWY TO CAREY RD	New Build	$ 5,731,000
6-30	P6D	CELINA PKWY	790 FT N OF GREENWAY TO 170 FT S OF ALAN	Widening	$ 4,954,000
6-31	P6D	CELINA PKWY	ALAN DR TO OUTER LOOP	New Build	$ 9,149,000
6-32, 7-23	P6D (1/3)	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	Widening	$ 1,734,000
6-33, 7-26	P6D (1/3)	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	Widening	$ 1,301,000
6-34, 7-24	P6D (1/3)	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	Widening	$ 1,215,500
6-35, 7-25	P6D (1/3)	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	Widening	$ 3,810,000
6-36	P6D	PUNK CARTER PKWY	775 FT E OF LIGHT FARMS TO PRESTON RD	New Build	$ 37,769,000
				ROADWAY TOTAL	**$ 304,572,500**

Type	Intersection	Project Cost
Int. Improvements	Preston Rd & Collin County Outer Loop	$ 1,800,000
Int. Improvements	Preston Rd & Punk Carter Pkwy	$ 900,000
Int. Improvements	Preston Rd & Ownsby Pkwy	$ 900,000
Int. Improvements	Preston Rd & John Cambell	$ 150,000
Int. Improvements	Preston Rd & Frontier Pkwy	$ 450,000
Int. Improvements	Collin County Outer Loop & Celina Pkwy	$ 1,800,000
Int. Improvements	Punk Carter Pkwy & Light Farms Way	$ 1,050,000
Int. Improvements	Frontier Pkwy & Worthington Way	$ 600,000
Int. Improvements	Dallas North Tollway & Light Farms Way	$ 1,350,000
Int. Improvements	Dallas North Tollway & Frontier Pkwy	$ 1,500,000
Int. Improvements	Dallas North Tollway & Punk Carter Pkwy	$ 1,800,000
Int. Improvements	Dallas North Tollway & Clear Creek Pkwy	$ 600,000
Int. Improvements	Punk Carter Pkwy & Huddleston Dr	$ 1,500,000
Int. Improvements	Frontier Pkwy & Doe Branch Blvd	$ 600,000
Int. Improvements	Legacy Dr & Punk Carter Pkwy	$ 1,800,000
Int. Improvements	Punk Carter Pkwy & Huddleston Dr	$ 1,500,000
Int. Improvements	Collin County Outer Loop & Dallas North Tollway	$ 1,800,000
Int. Improvements	Carey Rd & Huddleston Dr	$ 750,000
Int. Improvements	Celina Pkwy & Glendenning Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & Glendenning Pkwy	$ 1,650,000
Int. Improvements	Glendenning Pkwy & Huddleston Dr	$ 750,000
Int. Improvements	Glendenning Pkwy & Legacy Dr	$ 750,000
Int. Improvements	Frontier Pkwy & Legacy Dr	$ 1,800,000
Int. Improvements	Legacy Dr & Clear Creek Pkwy	$ 1,200,000
Int. Improvements	Preston Rd & Glendenning Pkwy	$ 1,500,000
Int. Improvements	Collin County Outer Loop & Legacy Dr	$ 1,800,000
Int. Improvements	Glendenning Pkwy & Oklahoma Dr	$ 750,000
	INTERSECTION TOTAL	**$ 31,800,000**

Type	Project	Project Cost
Prior ROW Dedication - Various Developments	Dallas North Tollway ROW	$ 8,724,920
	SERVICE AREA TOTAL	**$ 345,097,420**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-30, 6-1**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO DENTON COUNTY LINE			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,765			
Service Area(s):	3, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,602	cy	$ 15.00	$ 129,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,204	sy	$ 15.00	$ 258,067
304	10" Concrete Pavement w/ 6" Curb	15,361	sy	$ 90.00	$ 1,382,500
404	4" Topsoil	11,367	sy	$ 5.00	$ 56,836
504	5" Concrete Sidewalk	55,300	sf	$ 7.00	$ 387,100
604	Moisture Conditioning	17,204	sy	$ 15.00	$ 258,067
704	Street Lighting	2,765	lf	$ 160.00	$ 442,400
				Paving Construction Cost Subtotal:	**$ 2,914,003**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 233,120
√	Traffic Control	Construction Phase Traffic Control	3%	$ 87,420
√	Pavement Markings/Signs		4%	$ 116,560
√	Roadway Drainage	Standard Internal System	25%	$ 728,501
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 145,700
√	Sewer	Minor Adjustments	2%	$ 58,280
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 174,840
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,544,421**

Paving and Allowance Subtotal:		**$ 4,458,424**
Construction Contingency:	15%	$ 668,764
Annual Inflation (5 Years):	4%	$ 1,110,820
Construction Cost TOTAL:		**$ 6,239,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,239,000**
Engineering/Survey/Testing:		18%	$ 1,123,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 623,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,993,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-31, 6-2**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO DALLAS NORTH TOLLWAY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,410			
Service Area(s):	3, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,720	cy	$ 15.00	$ 205,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	27,440	sy	$ 15.00	$ 411,600
304	10" Concrete Pavement w/ 6" Curb	24,500	sy	$ 90.00	$ 2,205,000
404	4" Topsoil	18,130	sy	$ 5.00	$ 90,650
504	5" Concrete Sidewalk	88,200	sf	$ 7.00	$ 617,400
604	Moisture Conditioning	27,440	sy	$ 15.00	$ 411,600
704	Street Lighting	4,410	lf	$ 160.00	$ 705,600
				Paving Construction Cost Subtotal:	**$ 4,647,650**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 371,812
√	Traffic Control	Construction Phase Traffic Control	3%	$ 139,430
√	Pavement Markings/Signs		4%	$ 185,906
√	Roadway Drainage	Standard Internal System	25%	$ 1,161,913
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 232,383
√	Sewer	Minor Adjustments	2%	$ 92,953
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 278,859
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,463,255**

Paving and Allowance Subtotal:		**$ 7,110,905**
Construction Contingency:	15%	$ 1,066,636
Annual Inflation (5 Years):	4%	$ 1,771,688
Construction Cost TOTAL:		**$ 9,950,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,950,000**
Engineering/Survey/Testing:		18%	$ 1,791,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 995,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,368,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-32, 6-3**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,910		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,053	cy	$ 15.00	$ 135,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,107	sy	$ 15.00	$ 271,600
304	10" Concrete Pavement w/ 6" Curb	16,167	sy	$ 90.00	$ 1,455,000
404	4" Topsoil	11,963	sy	$ 5.00	$ 59,817
504	5" Concrete Sidewalk	58,200	sf	$ 7.00	$ 407,400
604	Moisture Conditioning	18,107	sy	$ 15.00	$ 271,600
704	Street Lighting	2,910	lf	$ 160.00	$ 465,600
				Paving Construction Cost Subtotal:	**$ 3,066,817**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 245,345
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,005
√	Pavement Markings/Signs		4%	$ 122,673
√	Roadway Drainage	Standard Internal System	25%	$ 766,704
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 153,341
√	Sewer	Minor Adjustments	2%	$ 61,336
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,009
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,625,413**

Paving and Allowance Subtotal:		**$ 4,692,230**
Construction Contingency:	15%	$ 703,834
Annual Inflation (5 Years):	4%	$ 1,169,073
Construction Cost TOTAL:		**$ 6,566,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,566,000**
Engineering/Survey/Testing:		18%	$ 1,181,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 656,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,202,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-35, 6-4**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PRESTON RD TO OLD CELINA CEMETERY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,220		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,018	cy	$ 15.00	$ 150,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,036	sy	$ 15.00	$ 300,533
304	10" Concrete Pavement w/ 6" Curb	17,889	sy	$ 90.00	$ 1,610,000
404	4" Topsoil	13,238	sy	$ 5.00	$ 66,189
504	5" Concrete Sidewalk	64,400	sf	$ 7.00	$ 450,800
604	Moisture Conditioning	20,036	sy	$ 15.00	$ 300,533
704	Street Lighting	3,220	lf	$ 160.00	$ 515,200
				Paving Construction Cost Subtotal:	**$ 3,393,522**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 271,482
√	Traffic Control	Construction Phase Traffic Control	3%	$ 101,806
√	Pavement Markings/Signs		4%	$ 135,741
√	Roadway Drainage	Standard Internal System	25%	$ 848,381
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 169,676
√	Sewer	Minor Adjustments	2%	$ 67,870
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 203,611
√	Other:	Grade-Separated Railroad Crossing	-	$ 5,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,798,567**

Paving and Allowance Subtotal:		**$ 10,192,089**
Construction Contingency:	15%	$ 1,528,813
Annual Inflation (5 Years):	4%	$ 2,539,368
Construction Cost TOTAL:		**$ 14,261,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 14,261,000**
Engineering/Survey/Testing:		18%	$ 2,566,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,426,100
		Impact Fee Project Cost TOTAL:	**$ 18,254,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-5**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	LEGACY DR TO HUDDLESTON DR			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	2,285			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,062	cy	$ 15.00	$ 60,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,124	sy	$ 15.00	$ 121,867
306	10" Concrete Pavement w/ 6" Curb	6,601	sy	$ 90.00	$ 594,100
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	8,124	sy	$ 15.00	$ 121,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 898,767**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 71,901
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,963
√	Pavement Markings/Signs		4%	$ 35,951
	Roadway Drainage	None Anticipated	0%	$ -
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,567,950	$ 2,567,950
√	Water	Minor Adjustments	5%	$ 44,938
√	Sewer	Minor Adjustments	2%	$ 17,975
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 53,926
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,819,605**

Paving and Allowance Subtotal:		**$ 3,718,371**
Construction Contingency:	15%	$ 557,756
Annual Inflation (5 Years):	4%	$ 926,435
Construction Cost TOTAL:		**$ 5,203,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,203,000**
Engineering/Survey/Testing:		18%	$ 936,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 520,300
		Impact Fee Project Cost TOTAL:	**$ 6,660,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-6**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LEGACY DR TO HUDDLESTON DR			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	2,450			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,811	cy	$ 15.00	$ 57,167
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,622	sy	$ 15.00	$ 114,333
305	10" Concrete Pavement w/ 6" Curb	6,806	sy	$ 90.00	$ 612,500
405	4" Topsoil	3,267	sy	$ 5.00	$ 16,333
505	5" Concrete Sidewalk	24,500	sf	$ 7.00	$ 171,500
605	Moisture Conditioning	7,622	sy	$ 15.00	$ 114,333
705	Street Lighting	2,450	lf	$ 160.00	$ 392,000
				Paving Construction Cost Subtotal:	**$ 1,478,167**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 118,253
√	Traffic Control	Construction Phase Traffic Control	3%	$ 44,345
√	Pavement Markings/Signs		4%	$ 59,127
√	Roadway Drainage	Standard Internal System	25%	$ 369,542
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 73,908
√	Sewer	Minor Adjustments	2%	$ 29,563
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 88,690
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 783,428**

Paving and Allowance Subtotal:		**$ 2,261,595**
Construction Contingency:	15%	$ 339,239
Annual Inflation (5 Years):	4%	$ 563,478
Construction Cost TOTAL:		**$ 3,165,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,165,000**
Engineering/Survey/Testing:		18%	$ 569,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 316,500
		Impact Fee Project Cost TOTAL:	**$ 4,051,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-7**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	HUDDLESTON DR TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	3,130		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,869	cy	$ 15.00	$ 73,033
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,738	sy	$ 15.00	$ 146,067
305	10" Concrete Pavement w/ 6" Curb	8,694	sy	$ 90.00	$ 782,500
405	4" Topsoil	4,173	sy	$ 5.00	$ 20,867
505	5" Concrete Sidewalk	31,300	sf	$ 7.00	$ 219,100
605	Moisture Conditioning	9,738	sy	$ 15.00	$ 146,067
705	Street Lighting	3,130	lf	$ 160.00	$ 500,800
				Paving Construction Cost Subtotal:	**$ 1,888,433**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 151,075
√	Traffic Control	Construction Phase Traffic Control	3%	$ 56,653
√	Pavement Markings/Signs		4%	$ 75,537
√	Roadway Drainage	Standard Internal System	25%	$ 472,108
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 94,422
√	Sewer	Minor Adjustments	2%	$ 37,769
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 113,306
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,000,870**

Paving and Allowance Subtotal:		**$ 2,889,303**
Construction Contingency:	15%	$ 433,395
Annual Inflation (5 Years):	4%	$ 719,872
Construction Cost TOTAL:		**$ 4,043,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,043,000**
Engineering/Survey/Testing:		18%	$ 727,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 404,300
		Impact Fee Project Cost TOTAL:	**$ 5,175,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-8**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	795		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	1,413	cy	$ 15.00	$ 21,200
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,827	sy	$ 15.00	$ 42,400
306	10" Concrete Pavement w/ 6" Curb	2,297	sy	$ 90.00	$ 206,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	2,827	sy	$ 15.00	$ 42,400
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 312,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 25,016
√	Traffic Control	Construction Phase Traffic Control	3%	$ 9,381
√	Pavement Markings/Signs		4%	$ 12,508
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 15,635
√	Sewer	Minor Adjustments	2%	$ 6,254
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 18,762
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 87,556**

Paving and Allowance Subtotal:		**$ 400,256**
Construction Contingency:	15%	$ 60,038
Annual Inflation (5 Years):	4%	$ 99,724
Construction Cost TOTAL:		**$ 561,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 561,000**
Engineering/Survey/Testing:		18%	$ 100,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 56,100
		Impact Fee Project Cost TOTAL:	**$ 718,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-9**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	800 FT EAST OF DNT TO LIGHT FARMS WAY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	1,640		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,916	cy	$ 15.00	$ 43,733
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,831	sy	$ 15.00	$ 87,467
306	10" Concrete Pavement w/ 6" Curb	4,738	sy	$ 90.00	$ 426,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	5,831	sy	$ 15.00	$ 87,467
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 645,067**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 51,605
√	Traffic Control	Construction Phase Traffic Control	3%	$ 19,352
√	Pavement Markings/Signs		4%	$ 25,803
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 32,253
√	Sewer	Minor Adjustments	2%	$ 12,901
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 38,704
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 180,619**

Paving and Allowance Subtotal:		**$ 825,685**
Construction Contingency:	15%	$ 123,853
Annual Inflation (5 Years):	4%	$ 205,720
Construction Cost TOTAL:		**$ 1,156,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,156,000**
Engineering/Survey/Testing:		18%	$ 208,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 115,600
		Impact Fee Project Cost TOTAL:	**$ 1,480,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-10**
Name:	CAREY RD	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	LEGACY DR TO 2050 FT E OF LEGACY DR		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	2,050		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,556	cy	$ 15.00	$ 68,333
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,111	sy	$ 12.00	$ 109,333
301	9" Concrete Pavement w/ 6" Curb	8,428	sy	$ 80.00	$ 674,222
401	4" Topsoil	3,417	sy	$ 5.00	$ 17,083
501	5" Concrete Sidewalk	32,800	sf	$ 7.00	$ 229,600
601	Moisture Conditioning	9,111	sy	$ 15.00	$ 136,667
701	Street Lighting	2,050	lf	$ 160.00	$ 328,000
				Paving Construction Cost Subtotal:	**$ 1,563,239**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 125,059
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 62,530
√	Roadway Drainage	Standard Internal System	35%	$ 547,134
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,248,365	$ 2,248,365
√	Water	Minor Adjustments	5%	$ 78,162
√	Sewer	Minor Adjustments	2%	$ 31,265
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 93,794
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,186,308**

Paving and Allowance Subtotal:		**$ 4,749,547**
Construction Contingency:	15%	$ 712,432
Annual Inflation (5 Years):	4%	$ 1,183,354
Construction Cost TOTAL:		**$ 6,646,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,646,000**
Engineering/Survey/Testing:		18%	$ 1,196,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,329,200
		Impact Fee Project Cost TOTAL:	**$ 9,171,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-11**
Name:	CAREY RD	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	4,310		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	9,578	cy	$ 15.00	$ 143,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	19,156	sy	$ 12.00	$ 229,867
301	9" Concrete Pavement w/ 6" Curb	17,719	sy	$ 80.00	$ 1,417,511
401	4" Topsoil	7,183	sy	$ 5.00	$ 35,917
501	5" Concrete Sidewalk	68,960	sf	$ 7.00	$ 482,720
601	Moisture Conditioning	19,156	sy	$ 15.00	$ 287,333
701	Street Lighting	4,310	lf	$ 160.00	$ 689,600
				Paving Construction Cost Subtotal:	**$ 3,286,614**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 262,929
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 131,465
√	Roadway Drainage	Standard Internal System	35%	$ 1,150,315
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,313,380	$ 3,313,380
√	Water	Minor Adjustments	5%	$ 164,331
√	Sewer	Minor Adjustments	2%	$ 65,732
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 197,197
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,285,349**

Paving and Allowance Subtotal:		**$ 8,571,963**
Construction Contingency:	15%	$ 1,285,794
Annual Inflation (5 Years):	4%	$ 2,135,712
Construction Cost TOTAL:		**$ 11,994,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,994,000**
Engineering/Survey/Testing:		18%	$ 2,158,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,398,800
		Impact Fee Project Cost TOTAL:	**$ 16,552,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-12**
Name:	DOE BRANCH BLVD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,180		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,671	cy	$ 15.00	$ 55,067
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,342	sy	$ 15.00	$ 110,133
302	10" Concrete Pavement w/ 6" Curb	6,556	sy	$ 90.00	$ 590,000
402	4" Topsoil	4,851	sy	$ 5.00	$ 24,256
502	5" Concrete Sidewalk	23,600	sf	$ 7.00	$ 165,200
602	Moisture Conditioning	7,342	sy	$ 15.00	$ 110,133
702	Street Lighting	1,180	lf	$ 160.00	$ 188,800
				Paving Construction Cost Subtotal:	**$ 1,243,589**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 99,487
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 49,744
√	Roadway Drainage	Standard Internal System	35%	$ 435,256
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 62,179
√	Sewer	Minor Adjustments	2%	$ 24,872
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 74,615
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 746,153**

Paving and Allowance Subtotal:		**$ 1,989,742**
Construction Contingency:	15%	$ 298,461
Annual Inflation (5 Years):	4%	$ 495,746
Construction Cost TOTAL:		**$ 2,784,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,784,000**
Engineering/Survey/Testing:		18%	$ 501,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 556,800
		Impact Fee Project Cost TOTAL:	**$ 3,842,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-13**
Name:	DOE BRANCH BLVD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	3775 FT W OF DNT TO DNT		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	3,775		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	11,744	cy	$ 15.00	$ 176,167
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	23,489	sy	$ 15.00	$ 352,333
302	10" Concrete Pavement w/ 6" Curb	20,972	sy	$ 90.00	$ 1,887,500
402	4" Topsoil	15,519	sy	$ 5.00	$ 77,597
502	5" Concrete Sidewalk	75,500	sf	$ 7.00	$ 528,500
602	Moisture Conditioning	23,489	sy	$ 15.00	$ 352,333
702	Street Lighting	3,775	lf	$ 160.00	$ 604,000
				Paving Construction Cost Subtotal:	**$ 3,978,431**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 318,274
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 159,137
√	Roadway Drainage	Standard Internal System	35%	$ 1,392,451
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 198,922
√	Sewer	Minor Adjustments	2%	$ 79,569
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 238,706
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,387,058**

Paving and Allowance Subtotal:		**$ 6,365,489**
Construction Contingency:	15%	$ 954,823
Annual Inflation (5 Years):	4%	$ 1,585,967
Construction Cost TOTAL:		**$ 8,907,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,907,000**
Engineering/Survey/Testing:		18%	$ 1,603,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,781,400
		Impact Fee Project Cost TOTAL:	**$ 12,292,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-14**
Name:	CLEAR CREEK PKWY	**This project consists of the construction**	
Limits:	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	2,515		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,824	cy	$ 15.00	$ 117,367
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,649	sy	$ 15.00	$ 234,733
302	10" Concrete Pavement w/ 6" Curb	13,972	sy	$ 90.00	$ 1,257,500
402	4" Topsoil	10,339	sy	$ 5.00	$ 51,697
502	5" Concrete Sidewalk	50,300	sf	$ 7.00	$ 352,100
602	Moisture Conditioning	15,649	sy	$ 15.00	$ 234,733
702	Street Lighting	2,515	lf	$ 160.00	$ 402,400
				Paving Construction Cost Subtotal:	**$ 2,650,531**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 212,042
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 106,021
√	Roadway Drainage	Standard Internal System	35%	$ 927,686
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 132,527
√	Sewer	Minor Adjustments	2%	$ 53,011
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 159,032
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,590,318**

Paving and Allowance Subtotal:		**$ 4,240,849**
Construction Contingency:	15%	$ 636,127
Annual Inflation (5 Years):	4%	$ 1,056,611
Construction Cost TOTAL:		**$ 5,934,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,934,000**
Engineering/Survey/Testing:		18%	$ 1,068,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,186,800
		Impact Fee Project Cost TOTAL:	**$ 8,189,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-15**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO DALLAS NORTH TOLLWAY			
Impact Fee Class:	P6D			
Existing Lanes:	2D			
Length (lf):	5,700			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,733	cy	$ 15.00	$ 266,000
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	35,467	sy	$ 15.00	$ 532,000
304	10" Concrete Pavement w/ 6" Curb	31,667	sy	$ 90.00	$ 2,850,000
404	4" Topsoil	23,433	sy	$ 5.00	$ 117,167
504	5" Concrete Sidewalk	114,000	sf	$ 7.00	$ 798,000
604	Moisture Conditioning	35,467	sy	$ 15.00	$ 532,000
704	Street Lighting	5,700	lf	$ 160.00	$ 912,000
				Paving Construction Cost Subtotal:	**$ 6,007,167**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 480,573
√	Traffic Control	Construction Phase Traffic Control	3%	$ 180,215
√	Pavement Markings/Signs		4%	$ 240,287
√	Roadway Drainage	Standard Internal System	25%	$ 1,501,792
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,642,200	$ 1,642,200
√	Water	Minor Adjustments	5%	$ 300,358
√	Sewer	Minor Adjustments	2%	$ 120,143
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 360,430
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,825,998**

Paving and Allowance Subtotal:		**$ 10,833,165**
Construction Contingency:	15%	$ 1,624,975
Annual Inflation (5 Years):	4%	$ 2,699,092
Construction Cost TOTAL:		**$ 15,158,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,158,000**
Engineering/Survey/Testing:		18%	$ 2,728,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,515,800
		Impact Fee Project Cost TOTAL:	**$ 19,402,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-16**
Name:	FRONTIER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	1,150		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,044	cy	$ 15.00	$ 30,667
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,089	sy	$ 15.00	$ 61,333
306	10" Concrete Pavement w/ 6" Curb	3,322	sy	$ 90.00	$ 299,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	4,089	sy	$ 15.00	$ 61,333
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 452,333**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 36,187
√	Traffic Control	Construction Phase Traffic Control	3%	$ 13,570
√	Pavement Markings/Signs		4%	$ 18,093
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 22,617
√	Sewer	Minor Adjustments	2%	$ 9,047
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 27,140
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 126,653**

Paving and Allowance Subtotal:		**$ 578,987**
Construction Contingency:	15%	$ 86,848
Annual Inflation (5 Years):	4%	$ 144,255
Construction Cost TOTAL:		**$ 811,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 811,000**
Engineering/Survey/Testing:		18%	$ 145,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 81,100
		Impact Fee Project Cost TOTAL:	**$ 1,038,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-17**
Name:	FRONTIER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	BRIDGEWATER DR TO PRAIRIE CROSSING			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4LD			
Length (lf):	1,695			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,013	cy	$ 15.00	$ 45,200
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,027	sy	$ 15.00	$ 90,400
306	10" Concrete Pavement w/ 6" Curb	4,897	sy	$ 90.00	$ 440,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,027	sy	$ 15.00	$ 90,400
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 666,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 53,336
√	Traffic Control	Construction Phase Traffic Control	3%	$ 20,001
√	Pavement Markings/Signs		4%	$ 26,668
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 33,335
√	Sewer	Minor Adjustments	2%	$ 13,334
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 40,002
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 186,676**

Paving and Allowance Subtotal:		**$ 853,376**
Construction Contingency:	15%	$ 128,006
Annual Inflation (5 Years):	4%	$ 212,619
Construction Cost TOTAL:		**$ 1,195,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,195,000**
Engineering/Survey/Testing:		18%	$ 215,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 119,500
		Impact Fee Project Cost TOTAL:	**$ 1,530,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-18**
Name:	FRONTIER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	PRAIRIE CROSSING TO BNSF			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4LD			
Length (lf):	800			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	1,422	cy	$ 15.00	$ 21,333
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,844	sy	$ 15.00	$ 42,667
306	10" Concrete Pavement w/ 6" Curb	2,311	sy	$ 90.00	$ 208,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	2,844	sy	$ 15.00	$ 42,667
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 314,667**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 25,173
√	Traffic Control	Construction Phase Traffic Control	3%	$ 9,440
√	Pavement Markings/Signs		4%	$ 12,587
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 15,733
√	Sewer	Minor Adjustments	2%	$ 6,293
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 18,880
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 88,107**

Paving and Allowance Subtotal:		**$ 402,773**
Construction Contingency:	15%	$ 60,416
Annual Inflation (5 Years):	4%	$ 100,351
Construction Cost TOTAL:		**$ 564,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 564,000**
Engineering/Survey/Testing:		18%	$ 101,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 56,400
		Impact Fee Project Cost TOTAL:	**$ 722,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-19**
Name:	FRONTIER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	WORTHINGTON WAY TO PRESTON RD			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4LD			
Length (lf):	2,705			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,809	cy	$ 15.00	$ 72,133
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,618	sy	$ 15.00	$ 144,267
306	10" Concrete Pavement w/ 6" Curb	7,814	sy	$ 90.00	$ 703,300
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,618	sy	$ 15.00	$ 144,267
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,063,967**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 85,117
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,919
√	Pavement Markings/Signs		4%	$ 42,559
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,198
√	Sewer	Minor Adjustments	2%	$ 21,279
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,838
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 297,911**

Paving and Allowance Subtotal:		**$ 1,361,877**
Construction Contingency:	15%	$ 204,282
Annual Inflation (5 Years):	4%	$ 339,313
Construction Cost TOTAL:		**$ 1,906,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,906,000**
Engineering/Survey/Testing:		18%	$ 343,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 190,600
		Impact Fee Project Cost TOTAL:	**$ 2,440,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-20**
Name:	LEGACY DR	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	GLENDENNING PKWY TO OUTER LOOP			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	5,200			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,178	cy	$ 15.00	$ 242,667
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	32,356	sy	$ 15.00	$ 485,333
304	10" Concrete Pavement w/ 6" Curb	28,889	sy	$ 90.00	$ 2,600,000
404	4" Topsoil	21,378	sy	$ 5.00	$ 106,889
504	5" Concrete Sidewalk	104,000	sf	$ 7.00	$ 728,000
604	Moisture Conditioning	32,356	sy	$ 15.00	$ 485,333
704	Street Lighting	5,200	lf	$ 160.00	$ 832,000
				Paving Construction Cost Subtotal:	**$ 5,480,222**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 438,418
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 219,209
√	Roadway Drainage	Standard Internal System	35%	$ 1,918,078
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 274,011
√	Sewer	Minor Adjustments	2%	$ 109,604
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 328,813
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,288,133**

Paving and Allowance Subtotal:		**$ 8,768,356**
Construction Contingency:	15%	$ 1,315,253
Annual Inflation (5 Years):	4%	$ 2,184,643
Construction Cost TOTAL:		**$ 12,269,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,269,000**
Engineering/Survey/Testing:		18%	$ 2,208,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,453,800
		Impact Fee Project Cost TOTAL:	**$ 16,931,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-30, 6-21**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO 985 FT N OF OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	985		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,064	cy	$ 15.00	$ 45,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,129	sy	$ 15.00	$ 91,933
304	10" Concrete Pavement w/ 6" Curb	5,472	sy	$ 90.00	$ 492,500
404	4" Topsoil	4,049	sy	$ 5.00	$ 20,247
504	5" Concrete Sidewalk	19,700	sf	$ 7.00	$ 137,900
604	Moisture Conditioning	6,129	sy	$ 15.00	$ 91,933
704	Street Lighting	985	lf	$ 160.00	$ 157,600
				Paving Construction Cost Subtotal:	**$ 1,038,081**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,046
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,142
√	Pavement Markings/Signs		4%	$ 41,523
√	Roadway Drainage	Standard Internal System	25%	$ 259,520
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,904
√	Sewer	Minor Adjustments	2%	$ 20,762
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,285
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 550,183**

Paving and Allowance Subtotal:		**$ 1,588,263**
Construction Contingency:	15%	$ 238,239
Annual Inflation (5 Years):	4%	$ 395,717
Construction Cost TOTAL:		**$ 2,223,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,223,000**
Engineering/Survey/Testing:		18%	$ 400,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 222,300
		Impact Fee Project Cost TOTAL:	**$ 2,845,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-31, 6-22**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,490		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,747	cy	$ 15.00	$ 116,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,493	sy	$ 15.00	$ 232,400
304	10" Concrete Pavement w/ 6" Curb	13,833	sy	$ 90.00	$ 1,245,000
404	4" Topsoil	10,237	sy	$ 5.00	$ 51,183
504	5" Concrete Sidewalk	49,800	sf	$ 7.00	$ 348,600
604	Moisture Conditioning	15,493	sy	$ 15.00	$ 232,400
704	Street Lighting	2,490	lf	$ 160.00	$ 398,400
				Paving Construction Cost Subtotal:	**$ 2,624,183**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 209,935
√	Traffic Control	Construction Phase Traffic Control	3%	$ 78,726
√	Pavement Markings/Signs		4%	$ 104,967
√	Roadway Drainage	Standard Internal System	25%	$ 656,046
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 131,209
√	Sewer	Minor Adjustments	2%	$ 52,484
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 157,451
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,390,817**

Paving and Allowance Subtotal:		**$ 4,015,001**
Construction Contingency:	15%	$ 602,250
Annual Inflation (5 Years):	4%	$ 1,000,341
Construction Cost TOTAL:		**$ 5,618,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,618,000**
Engineering/Survey/Testing:		18%	$ 1,011,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 561,800
		Impact Fee Project Cost TOTAL:	**$ 7,191,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-32, 6-23**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	PUNK CARTER PKWY TO CAREY RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,160			
Service Area(s):	5, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,942	cy	$ 15.00	$ 194,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	25,884	sy	$ 15.00	$ 388,267
304	10" Concrete Pavement w/ 6" Curb	23,111	sy	$ 90.00	$ 2,080,000
404	4" Topsoil	17,102	sy	$ 5.00	$ 85,511
504	5" Concrete Sidewalk	83,200	sf	$ 7.00	$ 582,400
604	Moisture Conditioning	25,884	sy	$ 15.00	$ 388,267
704	Street Lighting	4,160	lf	$ 160.00	$ 665,600
				Paving Construction Cost Subtotal:	**$ 4,384,178**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 350,734
√	Traffic Control	Construction Phase Traffic Control	3%	$ 131,525
√	Pavement Markings/Signs		4%	$ 175,367
√	Roadway Drainage	Standard Internal System	25%	$ 1,096,044
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$21,348,600	$ 21,348,600
√	Water	Minor Adjustments	5%	$ 219,209
√	Sewer	Minor Adjustments	2%	$ 87,684
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 263,051
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 23,672,214**

Paving and Allowance Subtotal:		**$ 28,056,392**
Construction Contingency:	15%	$ 4,208,459
Annual Inflation (5 Years):	4%	$ 6,990,274
Construction Cost TOTAL:		**$ 39,256,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 39,256,000**
Engineering/Survey/Testing:		18%	$ 7,066,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,925,600
		Impact Fee Project Cost TOTAL:	**$ 50,248,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-33, 6-24**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2U-G		
Length (lf):	2,065		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,424	cy	$ 15.00	$ 96,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,849	sy	$ 15.00	$ 192,733
304	10" Concrete Pavement w/ 6" Curb	11,472	sy	$ 90.00	$ 1,032,500
404	4" Topsoil	8,489	sy	$ 5.00	$ 42,447
504	5" Concrete Sidewalk	41,300	sf	$ 7.00	$ 289,100
604	Moisture Conditioning	12,849	sy	$ 15.00	$ 192,733
704	Street Lighting	2,065	lf	$ 160.00	$ 330,400
				Paving Construction Cost Subtotal:	**$ 2,176,281**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 174,102
√	Traffic Control	Construction Phase Traffic Control	3%	$ 65,288
√	Pavement Markings/Signs		4%	$ 87,051
√	Roadway Drainage	Standard Internal System	25%	$ 544,070
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$7,923,615	$ 7,923,615
√	Water	Minor Adjustments	5%	$ 108,814
√	Sewer	Minor Adjustments	2%	$ 43,526
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 130,577
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 9,077,044**

Paving and Allowance Subtotal:		**$ 11,253,324**
Construction Contingency:	15%	$ 1,687,999
Annual Inflation (5 Years):	4%	$ 2,803,775
Construction Cost TOTAL:		**$ 15,746,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,746,000**
Engineering/Survey/Testing:		18%	$ 2,834,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,574,600
		Impact Fee Project Cost TOTAL:	**$ 20,155,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-34, 6-25**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	940		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,462	cy	$ 15.00	$ 21,933
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,924	sy	$ 15.00	$ 43,867
305	10" Concrete Pavement w/ 6" Curb	2,611	sy	$ 90.00	$ 235,000
405	4" Topsoil	1,253	sy	$ 5.00	$ 6,267
505	5" Concrete Sidewalk	9,400	sf	$ 7.00	$ 65,800
605	Moisture Conditioning	2,924	sy	$ 15.00	$ 43,867
705	Street Lighting	940	lf	$ 160.00	$ 150,400
				Paving Construction Cost Subtotal:	**$ 567,133**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 45,371
√	Traffic Control	Construction Phase Traffic Control	3%	$ 17,014
√	Pavement Markings/Signs		4%	$ 22,685
√	Roadway Drainage	Standard Internal System	25%	$ 141,783
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 28,357
√	Sewer	Minor Adjustments	2%	$ 11,343
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 34,028
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 300,581**

Paving and Allowance Subtotal:		**$ 867,714**
Construction Contingency:	15%	$ 130,157
Annual Inflation (5 Years):	4%	$ 216,192
Construction Cost TOTAL:		**$ 1,215,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,215,000**
Engineering/Survey/Testing:		18%	$ 218,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 121,500
		Impact Fee Project Cost TOTAL:	**$ 1,555,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-35, 6-26**
Name:	LEGACY DR	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	CLEAR CREEK PKWY TO FRONTIER PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	2,210		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,929	cy	$ 15.00	$ 58,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,858	sy	$ 15.00	$ 117,867
306	10" Concrete Pavement w/ 6" Curb	6,384	sy	$ 90.00	$ 574,600
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,858	sy	$ 15.00	$ 117,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 869,267**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 69,541
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,078
√	Pavement Markings/Signs		4%	$ 34,771
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,463
√	Sewer	Minor Adjustments	2%	$ 17,385
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,156
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 243,395**

Paving and Allowance Subtotal:		**$ 1,112,661**
Construction Contingency:	15%	$ 166,899
Annual Inflation (5 Years):	4%	$ 277,221
Construction Cost TOTAL:		**$ 1,557,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,557,000**
Engineering/Survey/Testing:		18%	$ 280,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 155,700
		Impact Fee Project Cost TOTAL:	**$ 1,993,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-27**
Name:	HUDDLESTON DR	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,980		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,160	cy	$ 15.00	$ 92,400
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,320	sy	$ 15.00	$ 184,800
302	10" Concrete Pavement w/ 6" Curb	11,000	sy	$ 90.00	$ 990,000
402	4" Topsoil	8,140	sy	$ 5.00	$ 40,700
502	5" Concrete Sidewalk	39,600	sf	$ 7.00	$ 277,200
602	Moisture Conditioning	12,320	sy	$ 15.00	$ 184,800
702	Street Lighting	1,980	lf	$ 160.00	$ 316,800
				Paving Construction Cost Subtotal:	**$ 2,086,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 166,936
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 83,468
√	Roadway Drainage	Standard Internal System	35%	$ 730,345
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 104,335
√	Sewer	Minor Adjustments	2%	$ 41,734
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 125,202
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,252,020**

Paving and Allowance Subtotal:		**$ 3,338,720**
Construction Contingency:	15%	$ 500,808
Annual Inflation (5 Years):	4%	$ 831,845
Construction Cost TOTAL:		**$ 4,672,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,672,000**
Engineering/Survey/Testing:		18%	$ 840,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 934,400
		Impact Fee Project Cost TOTAL:	**$ 6,447,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-28**
Name:	HUDDLESTON DR	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**	
Limits:	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING		
Impact Fee Class:	M4D (1/2)		
Existing Lanes:	2D		
Length (lf):	1,995		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	3,103	cy	$ 15.00	$ 46,550
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,207	sy	$ 15.00	$ 93,100
303	10" Concrete Pavement w/ 6" Curb	5,542	sy	$ 90.00	$ 498,750
403	4" Topsoil	2,660	sy	$ 5.00	$ 13,300
503	5" Concrete Sidewalk	19,950	sf	$ 7.00	$ 139,650
603	Moisture Conditioning	6,207	sy	$ 15.00	$ 93,100
703	Street Lighting	1,995	lf	$ 160.00	$ 319,200
				Paving Construction Cost Subtotal:	**$ 1,203,650**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 96,292
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,110
√	Pavement Markings/Signs		4%	$ 48,146
√	Roadway Drainage	Standard Internal System	25%	$ 300,913
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 60,183
√	Sewer	Minor Adjustments	2%	$ 24,073
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 72,219
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 637,935**

Paving and Allowance Subtotal:		**$ 1,841,585**
Construction Contingency:	15%	$ 276,238
Annual Inflation (5 Years):	4%	$ 458,832
Construction Cost TOTAL:		**$ 2,577,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,577,000**
Engineering/Survey/Testing:		18%	$ 463,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 257,700
		Impact Fee Project Cost TOTAL:	**$ 3,299,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-29**
Name:	HUDDLESTON DR	**This project consists of the construction of a new four-lane divided minor arterial.**		
Limits:	PUNK CARTER PKWY TO CAREY RD			
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	1,760			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	5,476	cy	$ 15.00	$ 82,133
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,951	sy	$ 15.00	$ 164,267
302	10" Concrete Pavement w/ 6" Curb	9,778	sy	$ 90.00	$ 880,000
402	4" Topsoil	7,236	sy	$ 5.00	$ 36,178
502	5" Concrete Sidewalk	35,200	sf	$ 7.00	$ 246,400
602	Moisture Conditioning	10,951	sy	$ 15.00	$ 164,267
702	Street Lighting	1,760	lf	$ 160.00	$ 281,600
				Paving Construction Cost Subtotal:	**$ 1,854,844**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 148,388
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 74,194
√	Roadway Drainage	Standard Internal System	35%	$ 649,196
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 92,742
√	Sewer	Minor Adjustments	2%	$ 37,097
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 111,291
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,112,907**

Paving and Allowance Subtotal:		**$ 2,967,751**
Construction Contingency:	15%	$ 445,163
Annual Inflation (5 Years):	4%	$ 739,418
Construction Cost TOTAL:		**$ 4,153,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,153,000**
Engineering/Survey/Testing:		18%	$ 747,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 830,600
		Impact Fee Project Cost TOTAL:	**$ 5,731,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-30**
Name:	CELINA PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	790 FT N OF GREENWAY TO 170 FT S OF ALAN		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,715		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,336	cy	$ 15.00	$ 80,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,671	sy	$ 15.00	$ 160,067
304	10" Concrete Pavement w/ 6" Curb	9,528	sy	$ 90.00	$ 857,500
404	4" Topsoil	7,051	sy	$ 5.00	$ 35,253
504	5" Concrete Sidewalk	34,300	sf	$ 7.00	$ 240,100
604	Moisture Conditioning	10,671	sy	$ 15.00	$ 160,067
704	Street Lighting	1,715	lf	$ 160.00	$ 274,400
				Paving Construction Cost Subtotal:	**$ 1,807,419**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 144,594
√	Traffic Control	Construction Phase Traffic Control	3%	$ 54,223
√	Pavement Markings/Signs		4%	$ 72,297
√	Roadway Drainage	Standard Internal System	25%	$ 451,855
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 90,371
√	Sewer	Minor Adjustments	2%	$ 36,148
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 108,445
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 957,932**

Paving and Allowance Subtotal:		**$ 2,765,352**
Construction Contingency:	15%	$ 414,803
Annual Inflation (5 Years):	4%	$ 688,990
Construction Cost TOTAL:		**$ 3,870,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,870,000**
Engineering/Survey/Testing:		18%	$ 696,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 387,000
		Impact Fee Project Cost TOTAL:	**$ 4,954,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-31**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	ALAN DR TO OUTER LOOP			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,810			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,742	cy	$ 15.00	$ 131,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,484	sy	$ 15.00	$ 262,267
304	10" Concrete Pavement w/ 6" Curb	15,611	sy	$ 90.00	$ 1,405,000
404	4" Topsoil	11,552	sy	$ 5.00	$ 57,761
504	5" Concrete Sidewalk	56,200	sf	$ 7.00	$ 393,400
604	Moisture Conditioning	17,484	sy	$ 15.00	$ 262,267
704	Street Lighting	2,810	lf	$ 160.00	$ 449,600
				Paving Construction Cost Subtotal:	**$ 2,961,428**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 236,914
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 118,457
√	Roadway Drainage	Standard Internal System	35%	$ 1,036,500
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 148,071
√	Sewer	Minor Adjustments	2%	$ 59,229
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 177,686
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,776,857**

Paving and Allowance Subtotal:		**$ 4,738,284**
Construction Contingency:	15%	$ 710,743
Annual Inflation (5 Years):	4%	$ 1,180,548
Construction Cost TOTAL:		**$ 6,630,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,630,000**
Engineering/Survey/Testing:		18%	$ 1,193,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,326,000
		Impact Fee Project Cost TOTAL:	**$ 9,149,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-32, 7-23**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	GLENDENNING PKWY TO OUTER LOOP		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	3,845		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,836	cy	$ 15.00	$ 102,533
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,671	sy	$ 15.00	$ 205,067
306	10" Concrete Pavement w/ 6" Curb	11,108	sy	$ 90.00	$ 999,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	13,671	sy	$ 15.00	$ 205,067
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,512,367**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 120,989
√	Traffic Control	Construction Phase Traffic Control	3%	$ 45,371
√	Pavement Markings/Signs		4%	$ 60,495
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 75,618
√	Sewer	Minor Adjustments	2%	$ 30,247
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 90,742
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 423,463**

Paving and Allowance Subtotal:		**$ 1,935,829**
Construction Contingency:	15%	$ 290,374
Annual Inflation (5 Years):	4%	$ 482,314
Construction Cost TOTAL:		**$ 2,709,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,709,000**
Engineering/Survey/Testing:		18%	$ 487,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 270,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,734,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-33, 7-26**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	OUTER LOOP TO PUNK CARTER PKWY			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	2,885			
Service Area(s):	6, 7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	5,129	cy	$ 15.00	$ 76,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,258	sy	$ 15.00	$ 153,867
306	10" Concrete Pavement w/ 6" Curb	8,334	sy	$ 90.00	$ 750,100
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	10,258	sy	$ 15.00	$ 153,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,134,767**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 90,781
√	Traffic Control	Construction Phase Traffic Control	3%	$ 34,043
√	Pavement Markings/Signs		4%	$ 45,391
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 56,738
√	Sewer	Minor Adjustments	2%	$ 22,695
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 68,086
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 317,735**

Paving and Allowance Subtotal:		**$ 1,452,501**
Construction Contingency:	15%	$ 217,875
Annual Inflation (5 Years):	4%	$ 361,892
Construction Cost TOTAL:		**$ 2,033,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,033,000**
Engineering/Survey/Testing:		18%	$ 365,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 203,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,301,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-34, 7-24**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	PUNK CARTER PKWY TO OWNSBY PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,695		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,791	cy	$ 15.00	$ 71,867
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,582	sy	$ 15.00	$ 143,733
306	10" Concrete Pavement w/ 6" Curb	7,786	sy	$ 90.00	$ 700,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,582	sy	$ 15.00	$ 143,733
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,060,033**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 84,803
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,801
√	Pavement Markings/Signs		4%	$ 42,401
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,002
√	Sewer	Minor Adjustments	2%	$ 21,201
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,602
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 296,809**

Paving and Allowance Subtotal:		**$ 1,356,843**
Construction Contingency:	15%	$ 203,526
Annual Inflation (5 Years):	4%	$ 338,058
Construction Cost TOTAL:		**$ 1,899,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,899,000**
Engineering/Survey/Testing:		18%	$ 341,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 189,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,215,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-35, 7-25**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	4,740		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	8,427	cy	$ 15.00	$ 126,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,853	sy	$ 15.00	$ 252,800
306	10" Concrete Pavement w/ 6" Curb	13,693	sy	$ 90.00	$ 1,232,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	16,853	sy	$ 15.00	$ 252,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,864,400**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 149,152
√	Traffic Control	Construction Phase Traffic Control	3%	$ 55,932
√	Pavement Markings/Signs		4%	$ 74,576
	Roadway Drainage	None Anticipated	0%	$ -
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,867,600	$ 1,867,600
√	Water	Minor Adjustments	5%	$ 93,220
√	Sewer	Minor Adjustments	2%	$ 37,288
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 111,864
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,389,632**

Paving and Allowance Subtotal:		**$ 4,254,032**
Construction Contingency:	15%	$ 638,105
Annual Inflation (5 Years):	4%	$ 1,059,896
Construction Cost TOTAL:		**$ 5,953,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,953,000**
Engineering/Survey/Testing:		18%	$ 1,071,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 595,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,810,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-36**
Name:	PUNK CARTER PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	775 FT E OF LIGHT FARMS TO PRESTON RD			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	5,470			
Service Area(s):	6,			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,018	cy	$ 15.00	$ 255,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	34,036	sy	$ 15.00	$ 510,533
304	10" Concrete Pavement w/ 6" Curb	30,389	sy	$ 90.00	$ 2,735,000
404	4" Topsoil	22,488	sy	$ 5.00	$ 112,439
504	5" Concrete Sidewalk	109,400	sf	$ 7.00	$ 765,800
604	Moisture Conditioning	34,036	sy	$ 15.00	$ 510,533
704	Street Lighting	5,470	lf	$ 160.00	$ 875,200
				Paving Construction Cost Subtotal:	**$ 5,764,772**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 461,182
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 230,591
√	Roadway Drainage	Standard Internal System	35%	$ 2,017,670
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$5,337,150	$ 5,337,150
√	Water	Minor Adjustments	5%	$ 288,239
√	Sewer	Minor Adjustments	2%	$ 115,295
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 345,886
√	Other:	Grade-Separated Railroad Crossing	-	$ 5,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 13,796,013**

Paving and Allowance Subtotal:		**$ 19,560,786**
Construction Contingency:	15%	$ 2,934,118
Annual Inflation (5 Years):	4%	$ 4,873,586
Construction Cost TOTAL:		**$ 27,369,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 27,369,000**
Engineering/Survey/Testing:		18%	$ 4,926,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 5,473,800
		Impact Fee Project Cost TOTAL:	**$ 37,769,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 7

#	Class	Project	Limits	Status	Project Cost
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	New Build	$ 29,627,000
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	Widening	$ 7,855,000
4-30, 7-3	P6D	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	Widening	$ 3,409,000
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	Widening	$ 4,859,000
7-5	P6D	CHOATE PKWY	2020 FT N OF OUTER LOOP TO OUTER LOOP	New Build	$ 6,577,000
7-6	P6D (1/3)	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	Widening	$ 1,859,000
7-7	P6D	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	Widening	$ 7,249,000
7-8	P6D	CHOATE PKWY	COIT RD TO 960 FT EAST OF COIT RD	Widening	$ 2,729,000
7-9	P6D	CHOATE PKWY	575 FT W OF WILSON CRK TO WILSON CRK	Widening	$ 1,676,000
7-10	P6D	CHOATE PKWY	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK	Widening	$ 4,159,000
7-11	P6D	CHOATE PKWY	1800 FT W OF ROSELAND TO ROSELAND PKWY	Widening	$ 5,184,000
7-12	P6D	CHOATE PKWY	ROSELAND PKWY TO CUSTER RD	Widening	$ 7,596,000
7-13	P6D (1/3)	OWNSBY PKWY	PRESTON RD TO CR 83	Widening	$ 4,748,000
7-14	P6D (1/3)	OWNSBY PKWY	CR 83 TO COIT RD	Widening	$ 1,290,000
7-15	P6D	OWNSBY PKWY	WELLS WAY TO 2207.8 FT W OF ROSELAND	New Build	$ 12,068,000
7-16	P6D (1/3)	OWNSBY PKWY	2215 FT W OF ROSELAND TO ROSELAND PKWY	Widening	$ 1,998,000
7-17	P6D (1/3)	OWNSBY PKWY	ROSELAND PKWY TO CUSTER RD	Widening	$ 2,588,000
7-18	P6D	FRONTIER PKWY (FM 1461)	PRESTON RD TO COIT RD	Widening	$ 7,494,000
7-19	P6D	FRONTIER PKWY (FM 1461)	COIT RD TO WELLS WAY	Widening	$ 4,830,000
7-20	P6D	FRONTIER PKWY (FM 1461)	WELLS WAY TO WATERVIEW TRL	Widening	$ 5,321,000
7-21	P6D	FRONTIER PKWY (FM 1461)	WATERVIEW TRL TO CUSTER RD	Widening	$ 6,390,000
4-49, 7-22	P6D	COIT RD	GLENDENNING PKWY TO CR 92	Widening	$ 4,434,000
6-32, 7-23	P6D	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	Widening	$ 5,552,000
6-34, 7-24	P6D	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	Widening	$ 3,892,000
6-35, 7-25	P6D	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	Widening	$ 9,785,500
6-33, 7-26	P6D	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	Widening	$ 4,166,000
7-27	P6D (1/2)	COIT RD	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING	Widening	$ 1,885,000
7-28	P6D	COIT RD	1140 FT S OF GLENDENNING TO OUTER LOOP	Widening	$ 7,205,000
7-29	P6D	COIT RD	OUTER LOOP TO CHOATE PKWY	Widening	$ 4,867,000
7-30	P6D (1/2)	COIT RD	CHOATE PKWY TO 1787.9 FT S OF CHOATE	Widening	$ 2,976,000
7-31	P6D	COIT RD	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER	Widening	$ 6,065,000
7-32	P6D	COIT RD	490 FT N OF OWNSBY PKWY TO CR 84	Widening	$ 4,216,000
7-33	P6D (1/3)	COIT RD	CR 84 TO 2147 FT N OF FRONTIER	Widening	$ 3,671,000
7-34	P6D (1/2)	COIT RD	1585 FT N OF FRONTIER TO FRONTIER PKWY	Widening	$ 2,621,000
7-35	C2U	WELLS WAY	OWNSBY PKWY TO WELLS WAY	New Build	$ 2,109,000
7-36	C2U	ROSELAND PKWY	CHOATE PKWY TO NATIVE DANCER CT	New Build	$ 6,079,000
7-37	P6D	CUSTER RD (FM 2478)	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP	Widening	$ 5,046,500
7-38	P6D	CUSTER RD (FM 2478)	747.5 FT S OF SUNSET BLVD TO OUTER LOOP	Widening	$ 3,668,000
7-39	P6D	CUSTER RD (FM 2478)	CHOATE PKWY TO OWNSBY PKWY	Widening	$ 7,660,000
7-40	P6D	CUSTER RD (FM 2478)	FRONTIER PKWY TO OWNSBY PKWY	Widening	$ 7,696,000
				TOTAL	**$ 223,100,000**

Type	Intersection	Project Cost
Int. Improvements	Coit Rd & Glendenning Pkwy	$ 750,000
Int. Improvements	Collin County Outer Loop & Roseland Pkwy	$ 1,500,000
Int. Improvements	Coit Rd & Choate Pkwy	$ 750,000
Int. Improvements	Custer Rd & Ownsby Pkwy	$ 1,650,000
Int. Improvements	Frontier Pkwy & Custer Rd	$ 1,800,000
Int. Improvements	Coit Rd & Punk Carter Pkwy	$ 600,000
Int. Improvements	Frontier Pkwy & Wells Rd	$ 600,000
Int. Improvements	Frontier Pkwy & Coit Rd	$ 1,350,000
Int. Improvements	Ownsby Pkwy & Wells Way	$ 750,000
Int. Improvements	Coit Rd & Ownsby Pkwy	$ 1,800,000
Int. Improvements	Choate Pkwy & Custer Rd	$ 1,800,000
Int. Improvements	Choate Pkwy & Roseland Pkwy	$ 750,000
Int. Improvements	Collin County Outer Loop & Custer Road	$ 1,500,000
Int. Improvements	Sunset Blvd & Roseland Pkwy	$ 750,000
Int. Improvements	Custer Rd & Sunset Blvd	$ 750,000
Int. Improvements	Preston Rd & Collin County Outer Loop	$ 1,800,000
Int. Improvements	Preston Rd & Punk Carter Pkwy	$ 900,000
Int. Improvements	Preston Rd & Ownsby Pkwy	$ 900,000
Int. Improvements	Preston Rd & John Cambell	$ 150,000
Int. Improvements	Preston Rd & Frontier Pkwy	$ 450,000
	INTERSECTION TOTAL	**$ 21,300,000**
	SERVICE AREA TOTAL	**$ 244,400,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-28, 7-1**
Name:	SUNSET BLVD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	COIT RD TO 2500 FT EAST OF ROSELAND		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	6,665		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	20,736	cy	$ 15.00	$ 311,033
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	41,471	sy	$ 15.00	$ 622,067
302	10" Concrete Pavement w/ 6" Curb	37,028	sy	$ 90.00	$ 3,332,500
402	4" Topsoil	27,401	sy	$ 5.00	$ 137,003
502	5" Concrete Sidewalk	133,300	sf	$ 7.00	$ 933,100
602	Moisture Conditioning	41,471	sy	$ 15.00	$ 622,067
702	Street Lighting	6,665	lf	$ 160.00	$ 1,066,400
				Paving Construction Cost Subtotal:	**$ 7,024,169**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 561,934
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 280,967
√	Roadway Drainage	Standard Internal System	35%	$ 2,458,459
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,105,500	$ 4,105,500
√	Water	Minor Adjustments	5%	$ 351,208
√	Sewer	Minor Adjustments	2%	$ 140,483
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 421,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,320,002**

Paving and Allowance Subtotal:		**$ 15,344,171**
Construction Contingency:	15%	$ 2,301,626
Annual Inflation (5 Years):	4%	$ 3,823,013
Construction Cost TOTAL:		**$ 21,469,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 21,469,000**
Engineering/Survey/Testing:		18%	$ 3,864,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 4,293,800
		Impact Fee Project Cost TOTAL:	**$ 29,627,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-29, 7-2**
Name:	SUNSET BLVD	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	ROSELAND PKWY TO CUSTER RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,720		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,462	cy	$ 15.00	$ 126,933
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,924	sy	$ 15.00	$ 253,867
302	10" Concrete Pavement w/ 6" Curb	15,111	sy	$ 90.00	$ 1,360,000
402	4" Topsoil	11,182	sy	$ 5.00	$ 55,911
502	5" Concrete Sidewalk	54,400	sf	$ 7.00	$ 380,800
602	Moisture Conditioning	16,924	sy	$ 15.00	$ 253,867
702	Street Lighting	2,720	lf	$ 160.00	$ 435,200
				Paving Construction Cost Subtotal:	**$ 2,866,578**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 229,326
√	Traffic Control	Construction Phase Traffic Control	3%	$ 85,997
√	Pavement Markings/Signs		4%	$ 114,663
√	Roadway Drainage	Standard Internal System	25%	$ 716,644
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 143,329
√	Sewer	Minor Adjustments	2%	$ 57,332
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 171,995
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,519,286**

Paving and Allowance Subtotal:		**$ 4,385,864**
Construction Contingency:	15%	$ 657,880
Annual Inflation (5 Years):	4%	$ 1,092,742
Construction Cost TOTAL:		**$ 6,137,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,137,000**
Engineering/Survey/Testing:		18%	$ 1,104,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 613,700
		Impact Fee Project Cost TOTAL:	**$ 7,855,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-30, 7-3**
Name:	GLENDENNING PKWY		
Limits:	PRESTON RD TO 1177.8 EAST OF PRESTON RD		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	1,180		
Service Area(s):	4, 7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,671	cy	$ 15.00	$ 55,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,342	sy	$ 15.00	$ 110,133
304	10" Concrete Pavement w/ 6" Curb	6,556	sy	$ 90.00	$ 590,000
404	4" Topsoil	4,851	sy	$ 5.00	$ 24,256
504	5" Concrete Sidewalk	23,600	sf	$ 7.00	$ 165,200
604	Moisture Conditioning	7,342	sy	$ 15.00	$ 110,133
704	Street Lighting	1,180	lf	$ 160.00	$ 188,800
				Paving Construction Cost Subtotal:	**$ 1,243,589**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 99,487
√	Traffic Control	Construction Phase Traffic Control	3%	$ 37,308
√	Pavement Markings/Signs		4%	$ 49,744
√	Roadway Drainage	Standard Internal System	25%	$ 310,897
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 62,179
√	Sewer	Minor Adjustments	2%	$ 24,872
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 74,615
	Other:		-	$ -
			Allowance Subtotal:	**$ 659,102**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 1,902,691**
Construction Contingency:	15%	$ 285,404
Annual Inflation (5 Years):	4%	$ 474,057
Construction Cost TOTAL:		**$ 2,663,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,663,000**
Engineering/Survey/Testing:		18%	$ 479,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 266,300
		Impact Fee Project Cost TOTAL:	**$ 3,409,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-31, 7-4**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	KC ROBINSON LN TO COIT RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	2,325		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,167	cy	$ 15.00	$ 77,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	10,333	sy	$ 12.00	$ 124,000
301	9" Concrete Pavement w/ 6" Curb	9,558	sy	$ 80.00	$ 764,667
401	4" Topsoil	3,875	sy	$ 5.00	$ 19,375
501	5" Concrete Sidewalk	37,200	sf	$ 7.00	$ 260,400
601	Moisture Conditioning	10,333	sy	$ 15.00	$ 155,000
701	Street Lighting	2,325	lf	$ 160.00	$ 372,000
				Paving Construction Cost Subtotal:	**$ 1,772,942**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 141,835
√	Traffic Control	Construction Phase Traffic Control	3%	$ 53,188
√	Pavement Markings/Signs		4%	$ 70,918
√	Roadway Drainage	Standard Internal System	25%	$ 443,235
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,647
√	Sewer	Minor Adjustments	2%	$ 35,459
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 106,377
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 939,659**

Paving and Allowance Subtotal:		**$ 2,712,601**
Construction Contingency:	15%	$ 406,890
Annual Inflation (5 Years):	4%	$ 675,847
Construction Cost TOTAL:		**$ 3,796,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,796,000**
Engineering/Survey/Testing:		18%	$ 683,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 379,600
		Impact Fee Project Cost TOTAL:	**$ 4,859,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-5**
Name:	CHOATE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	2020 FT N OF OUTER LOOP TO OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	2,020		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,284	cy	$ 15.00	$ 94,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,569	sy	$ 15.00	$ 188,533
304	10" Concrete Pavement w/ 6" Curb	11,222	sy	$ 90.00	$ 1,010,000
404	4" Topsoil	8,304	sy	$ 5.00	$ 41,522
504	5" Concrete Sidewalk	40,400	sf	$ 7.00	$ 282,800
604	Moisture Conditioning	12,569	sy	$ 15.00	$ 188,533
704	Street Lighting	2,020	lf	$ 160.00	$ 323,200
				Paving Construction Cost Subtotal:	**$ 2,128,856**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 170,308
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 85,154
√	Roadway Drainage	Standard Internal System	35%	$ 745,099
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 106,443
√	Sewer	Minor Adjustments	2%	$ 42,577
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 127,731
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,277,313**

Paving and Allowance Subtotal:		**$ 3,406,169**
Construction Contingency:	15%	$ 510,925
Annual Inflation (5 Years):	4%	$ 848,650
Construction Cost TOTAL:		**$ 4,766,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,766,000**
Engineering/Survey/Testing:		18%	$ 857,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 953,200
		Impact Fee Project Cost TOTAL:	**$ 6,577,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-6**
Name:	CHOATE PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	COIT RD TO 1713.6 FT W OF HACKBERRY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	2,060		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,662	cy	$ 15.00	$ 54,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,324	sy	$ 15.00	$ 109,867
306	10" Concrete Pavement w/ 6" Curb	5,951	sy	$ 90.00	$ 535,600
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,324	sy	$ 15.00	$ 109,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 810,267**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 64,821
√	Traffic Control	Construction Phase Traffic Control	3%	$ 24,308
√	Pavement Markings/Signs		4%	$ 32,411
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 40,513
√	Sewer	Minor Adjustments	2%	$ 16,205
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 48,616
	Other:		-	$ -
			Allowance Subtotal:	**$ 226,875**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 1,037,141**
Construction Contingency:	15%	$ 155,571
Annual Inflation (5 Years):	4%	$ 258,405
Construction Cost TOTAL:		**$ 1,452,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,452,000**
Engineering/Survey/Testing:		18%	$ 261,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 145,200
		Impact Fee Project Cost TOTAL:	**$ 1,859,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-7**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	COIT RD TO 1713.6 FT W OF HACKBERRY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,510		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,809	cy	$ 15.00	$ 117,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,618	sy	$ 15.00	$ 234,267
304	10" Concrete Pavement w/ 6" Curb	13,944	sy	$ 90.00	$ 1,255,000
404	4" Topsoil	10,319	sy	$ 5.00	$ 51,594
504	5" Concrete Sidewalk	50,200	sf	$ 7.00	$ 351,400
604	Moisture Conditioning	15,618	sy	$ 15.00	$ 234,267
704	Street Lighting	2,510	lf	$ 160.00	$ 401,600
				Paving Construction Cost Subtotal:	**$ 2,645,261**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 211,621
√	Traffic Control	Construction Phase Traffic Control	3%	$ 79,358
√	Pavement Markings/Signs		4%	$ 105,810
√	Roadway Drainage	Standard Internal System	25%	$ 661,315
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 132,263
√	Sewer	Minor Adjustments	2%	$ 52,905
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 158,716
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,401,988**

Paving and Allowance Subtotal:		**$ 4,047,250**
Construction Contingency:	15%	$ 607,087
Annual Inflation (5 Years):	4%	$ 1,008,376
Construction Cost TOTAL:		**$ 5,663,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,663,000**
Engineering/Survey/Testing:		18%	$ 1,019,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 566,300
		Impact Fee Project Cost TOTAL:	**$ 7,249,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-8**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	COIT RD TO 960 FT EAST OF COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	945		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,940	cy	$ 15.00	$ 44,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,880	sy	$ 15.00	$ 88,200
304	10" Concrete Pavement w/ 6" Curb	5,250	sy	$ 90.00	$ 472,500
404	4" Topsoil	3,885	sy	$ 5.00	$ 19,425
504	5" Concrete Sidewalk	18,900	sf	$ 7.00	$ 132,300
604	Moisture Conditioning	5,880	sy	$ 15.00	$ 88,200
704	Street Lighting	945	lf	$ 160.00	$ 151,200
				Paving Construction Cost Subtotal:	**$ 995,925**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 79,674
√	Traffic Control	Construction Phase Traffic Control	3%	$ 29,878
√	Pavement Markings/Signs		4%	$ 39,837
√	Roadway Drainage	Standard Internal System	25%	$ 248,981
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 49,796
√	Sewer	Minor Adjustments	2%	$ 19,919
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 59,756
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 527,840**

Paving and Allowance Subtotal:		**$ 1,523,765**
Construction Contingency:	15%	$ 228,565
Annual Inflation (5 Years):	4%	$ 379,647
Construction Cost TOTAL:		**$ 2,132,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,132,000**
Engineering/Survey/Testing:		18%	$ 383,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 213,200
		Impact Fee Project Cost TOTAL:	**$ 2,729,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-9**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	575 FT W OF WILSON CRK TO WILSON CRK		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	580		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,804	cy	$ 15.00	$ 27,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,609	sy	$ 15.00	$ 54,133
304	10" Concrete Pavement w/ 6" Curb	3,222	sy	$ 90.00	$ 290,000
404	4" Topsoil	2,384	sy	$ 5.00	$ 11,922
504	5" Concrete Sidewalk	11,600	sf	$ 7.00	$ 81,200
604	Moisture Conditioning	3,609	sy	$ 15.00	$ 54,133
704	Street Lighting	580	lf	$ 160.00	$ 92,800
				Paving Construction Cost Subtotal:	**$ 611,256**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 48,900
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,338
√	Pavement Markings/Signs		4%	$ 24,450
√	Roadway Drainage	Standard Internal System	25%	$ 152,814
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 30,563
√	Sewer	Minor Adjustments	2%	$ 12,225
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 36,675
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 323,965**

Paving and Allowance Subtotal:		**$ 935,221**
Construction Contingency:	15%	$ 140,283
Annual Inflation (5 Years):	4%	$ 233,011
Construction Cost TOTAL:		**$ 1,309,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,309,000**
Engineering/Survey/Testing:		18%	$ 235,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 130,900
		Impact Fee Project Cost TOTAL:	**$ 1,676,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-10**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,285		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,998	cy	$ 15.00	$ 59,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,996	sy	$ 15.00	$ 119,933
304	10" Concrete Pavement w/ 6" Curb	7,139	sy	$ 90.00	$ 642,500
404	4" Topsoil	5,283	sy	$ 5.00	$ 26,414
504	5" Concrete Sidewalk	25,700	sf	$ 7.00	$ 179,900
604	Moisture Conditioning	7,996	sy	$ 15.00	$ 119,933
704	Street Lighting	1,285	lf	$ 160.00	$ 205,600
				Paving Construction Cost Subtotal:	**$ 1,354,247**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 108,340
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,627
√	Pavement Markings/Signs		4%	$ 54,170
√	Roadway Drainage	Standard Internal System	25%	$ 338,562
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 67,712
√	Sewer	Minor Adjustments	2%	$ 27,085
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 81,255
	Other:		-	$ -
			Allowance Subtotal:	**$ 967,751**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 2,321,998**
Construction Contingency:	15%	$ 348,300
Annual Inflation (5 Years):	4%	$ 578,528
Construction Cost TOTAL:		**$ 3,249,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,249,000**
Engineering/Survey/Testing:		18%	$ 584,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 324,900
		Impact Fee Project Cost TOTAL:	**$ 4,159,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-11**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1800 FT W OF ROSELAND TO ROSELAND PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,795		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,584	cy	$ 15.00	$ 83,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,169	sy	$ 15.00	$ 167,533
304	10" Concrete Pavement w/ 6" Curb	9,972	sy	$ 90.00	$ 897,500
404	4" Topsoil	7,379	sy	$ 5.00	$ 36,897
504	5" Concrete Sidewalk	35,900	sf	$ 7.00	$ 251,300
604	Moisture Conditioning	11,169	sy	$ 15.00	$ 167,533
704	Street Lighting	1,795	lf	$ 160.00	$ 287,200
				Paving Construction Cost Subtotal:	**$ 1,891,731**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 151,338
√	Traffic Control	Construction Phase Traffic Control	3%	$ 56,752
√	Pavement Markings/Signs		4%	$ 75,669
√	Roadway Drainage	Standard Internal System	25%	$ 472,933
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 94,587
√	Sewer	Minor Adjustments	2%	$ 37,835
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 113,504
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,002,617**

Paving and Allowance Subtotal:		**$ 2,894,348**
Construction Contingency:	15%	$ 434,152
Annual Inflation (5 Years):	4%	$ 721,129
Construction Cost TOTAL:		**$ 4,050,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,050,000**
Engineering/Survey/Testing:		18%	$ 729,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 405,000
		Impact Fee Project Cost TOTAL:	**$ 5,184,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**7-12**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	ROSELAND PKWY TO CUSTER RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,630			
Service Area(s):	7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,182	cy	$ 15.00	$ 122,733
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,364	sy	$ 15.00	$ 245,467
304	10" Concrete Pavement w/ 6" Curb	14,611	sy	$ 90.00	$ 1,315,000
404	4" Topsoil	10,812	sy	$ 5.00	$ 54,061
504	5" Concrete Sidewalk	52,600	sf	$ 7.00	$ 368,200
604	Moisture Conditioning	16,364	sy	$ 15.00	$ 245,467
704	Street Lighting	2,630	lf	$ 160.00	$ 420,800
				Paving Construction Cost Subtotal:	**$ 2,771,728**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 221,738
√	Traffic Control	Construction Phase Traffic Control	3%	$ 83,152
√	Pavement Markings/Signs		4%	$ 110,869
√	Roadway Drainage	Standard Internal System	25%	$ 692,932
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 138,586
√	Sewer	Minor Adjustments	2%	$ 55,435
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 166,304
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,469,016**

Paving and Allowance Subtotal:		**$ 4,240,744**
Construction Contingency:	15%	$ 636,112
Annual Inflation (5 Years):	4%	$ 1,056,585
Construction Cost TOTAL:		**$ 5,934,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,934,000**
Engineering/Survey/Testing:		18%	$ 1,068,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 593,400
		Impact Fee Project Cost TOTAL:	**$ 7,596,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-13**
Name:	OWNSBY PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	PRESTON RD TO CR 83		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	5,265		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	9,360	cy	$ 15.00	$ 140,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,720	sy	$ 15.00	$ 280,800
306	10" Concrete Pavement w/ 6" Curb	15,210	sy	$ 90.00	$ 1,368,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	18,720	sy	$ 15.00	$ 280,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,070,900**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 165,672
√	Traffic Control	Construction Phase Traffic Control	3%	$ 62,127
√	Pavement Markings/Signs		4%	$ 82,836
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 103,545
√	Sewer	Minor Adjustments	2%	$ 41,418
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 124,254
	Other:		-	$ -
			Allowance Subtotal:	**$ 579,852**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 2,650,752**
Construction Contingency:	15%	$ 397,613
Annual Inflation (5 Years):	4%	$ 660,437
Construction Cost TOTAL:		**$ 3,709,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,709,000**
Engineering/Survey/Testing:		18%	$ 667,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 370,900
		Impact Fee Project Cost TOTAL:	**$ 4,748,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-14**
Name:	OWNSBY PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	CR 83 TO COIT RD		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,430		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,542	cy	$ 15.00	$ 38,133
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,084	sy	$ 15.00	$ 76,267
306	10" Concrete Pavement w/ 6" Curb	4,131	sy	$ 90.00	$ 371,800
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	5,084	sy	$ 15.00	$ 76,267
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 562,467**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 44,997
√	Traffic Control	Construction Phase Traffic Control	3%	$ 16,874
√	Pavement Markings/Signs		4%	$ 22,499
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 28,123
√	Sewer	Minor Adjustments	2%	$ 11,249
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 33,748
	Other:		-	$ -
			Allowance Subtotal:	**$ 157,491**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 719,957**
Construction Contingency:	15%	$ 107,994
Annual Inflation (5 Years):	4%	$ 179,378
Construction Cost TOTAL:		**$ 1,008,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,008,000**
Engineering/Survey/Testing:		18%	$ 181,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 100,800
		Impact Fee Project Cost TOTAL:	**$ 1,290,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-15**
Name:	OWNSBY PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	WELLS WAY TO 2207.8 FT W OF ROSELAND		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	3,195		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,940	cy	$ 15.00	$ 149,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,880	sy	$ 15.00	$ 298,200
304	10" Concrete Pavement w/ 6" Curb	17,750	sy	$ 90.00	$ 1,597,500
404	4" Topsoil	13,135	sy	$ 5.00	$ 65,675
504	5" Concrete Sidewalk	63,900	sf	$ 7.00	$ 447,300
604	Moisture Conditioning	19,880	sy	$ 15.00	$ 298,200
704	Street Lighting	3,195	lf	$ 160.00	$ 511,200
				Paving Construction Cost Subtotal:	**$ 3,367,175**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 269,374
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 134,687
√	Roadway Drainage	Standard Internal System	35%	$ 1,178,511
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$862,155	$ 862,155
√	Water	Minor Adjustments	5%	$ 168,359
√	Sewer	Minor Adjustments	2%	$ 67,344
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 202,031
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,882,460**

Paving and Allowance Subtotal:		**$ 6,249,635**
Construction Contingency:	15%	$ 937,445
Annual Inflation (5 Years):	4%	$ 1,557,102
Construction Cost TOTAL:		**$ 8,745,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,745,000**
Engineering/Survey/Testing:		18%	$ 1,574,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,749,000
		Impact Fee Project Cost TOTAL:	**$ 12,068,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-16**
Name:	OWNSBY PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	2215 FT W OF ROSELAND TO ROSELAND PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,215		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,938	cy	$ 15.00	$ 59,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,876	sy	$ 15.00	$ 118,133
306	10" Concrete Pavement w/ 6" Curb	6,399	sy	$ 90.00	$ 575,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,876	sy	$ 15.00	$ 118,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 871,233**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 69,699
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,137
√	Pavement Markings/Signs		4%	$ 34,849
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,562
√	Sewer	Minor Adjustments	2%	$ 17,425
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,274
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 243,945**

Paving and Allowance Subtotal:		**$ 1,115,179**
Construction Contingency:	15%	$ 167,277
Annual Inflation (5 Years):	4%	$ 277,848
Construction Cost TOTAL:		**$ 1,561,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,561,000**
Engineering/Survey/Testing:		18%	$ 280,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 156,100
		Impact Fee Project Cost TOTAL:	**$ 1,998,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-17**
Name:	OWNSBY PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	ROSELAND PKWY TO CUSTER RD		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,870		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	5,102	cy	$ 15.00	$ 76,533
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,204	sy	$ 15.00	$ 153,067
306	10" Concrete Pavement w/ 6" Curb	8,291	sy	$ 90.00	$ 746,200
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	10,204	sy	$ 15.00	$ 153,067
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,128,867**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 90,309
√	Traffic Control	Construction Phase Traffic Control	3%	$ 33,866
√	Pavement Markings/Signs		4%	$ 45,155
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 56,443
√	Sewer	Minor Adjustments	2%	$ 22,577
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 67,732
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 316,083**

Paving and Allowance Subtotal:		**$ 1,444,949**
Construction Contingency:	15%	$ 216,742
Annual Inflation (5 Years):	4%	$ 360,010
Construction Cost TOTAL:		**$ 2,022,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,022,000**
Engineering/Survey/Testing:		18%	$ 363,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 202,200
		Impact Fee Project Cost TOTAL:	**$ 2,588,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**7-18**
Name:	FRONTIER PKWY (FM 1461)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	PRESTON RD TO COIT RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	5,190			
Service Area(s):	7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,147	cy	$ 15.00	$ 242,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	32,293	sy	$ 15.00	$ 484,400
304	10" Concrete Pavement w/ 6" Curb	28,833	sy	$ 90.00	$ 2,595,000
404	4" Topsoil	21,337	sy	$ 5.00	$ 106,683
504	5" Concrete Sidewalk	103,800	sf	$ 7.00	$ 726,600
604	Moisture Conditioning	32,293	sy	$ 15.00	$ 484,400
704	Street Lighting	5,190	lf	$ 160.00	$ 830,400
				Paving Construction Cost Subtotal:	**$ 5,469,683**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 437,575
√	Traffic Control	Construction Phase Traffic Control	3%	$ 164,091
√	Pavement Markings/Signs		4%	$ 218,787
√	Roadway Drainage	Standard Internal System	25%	$ 1,367,421
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 273,484
√	Sewer	Minor Adjustments	2%	$ 109,394
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 328,181
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,898,932**

Paving and Allowance Subtotal:		**$ 8,368,616**
Construction Contingency:	15%	$ 1,255,292
Annual Inflation (5 Years):	4%	$ 2,085,048
Construction Cost TOTAL:		**$ 11,709,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,709,000**
Engineering/Survey/Testing:		18%	$ 2,107,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,170,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 7,494,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-19**
Name:	FRONTIER PKWY (FM 1461)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	COIT RD TO WELLS WAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,345		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,407	cy	$ 15.00	$ 156,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,813	sy	$ 15.00	$ 312,200
304	10" Concrete Pavement w/ 6" Curb	18,583	sy	$ 90.00	$ 1,672,500
404	4" Topsoil	13,752	sy	$ 5.00	$ 68,758
504	5" Concrete Sidewalk	66,900	sf	$ 7.00	$ 468,300
604	Moisture Conditioning	20,813	sy	$ 15.00	$ 312,200
704	Street Lighting	3,345	lf	$ 160.00	$ 535,200
				Paving Construction Cost Subtotal:	**$ 3,525,258**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 282,021
√	Traffic Control	Construction Phase Traffic Control	3%	$ 105,758
√	Pavement Markings/Signs		4%	$ 141,010
√	Roadway Drainage	Standard Internal System	25%	$ 881,315
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 176,263
√	Sewer	Minor Adjustments	2%	$ 70,505
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 211,516
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,868,387**

Paving and Allowance Subtotal:		**$ 5,393,645**
Construction Contingency:	15%	$ 809,047
Annual Inflation (5 Years):	4%	$ 1,343,831
Construction Cost TOTAL:		**$ 7,547,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,547,000**
Engineering/Survey/Testing:		18%	$ 1,358,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 754,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,830,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**7-20**
Name:	FRONTIER PKWY (FM 1461)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	WELLS WAY TO WATERVIEW TRL			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,530			
Service Area(s):	7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,982	cy	$ 15.00	$ 164,733
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	21,964	sy	$ 15.00	$ 329,467
304	10" Concrete Pavement w/ 6" Curb	19,611	sy	$ 90.00	$ 1,765,000
404	4" Topsoil	14,512	sy	$ 5.00	$ 72,561
504	5" Concrete Sidewalk	70,600	sf	$ 7.00	$ 494,200
604	Moisture Conditioning	21,964	sy	$ 15.00	$ 329,467
704	Street Lighting	3,530	lf	$ 160.00	$ 564,800
				Paving Construction Cost Subtotal:	**$ 3,720,228**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 297,618
√	Traffic Control	Construction Phase Traffic Control	3%	$ 111,607
√	Pavement Markings/Signs		4%	$ 148,809
√	Roadway Drainage	Standard Internal System	25%	$ 930,057
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 186,011
√	Sewer	Minor Adjustments	2%	$ 74,405
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 223,214
	Other:		-	$ -
			Allowance Subtotal:	**$ 2,221,721**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 5,941,949**
Construction Contingency:	15%	$ 891,292
Annual Inflation (5 Years):	4%	$ 1,480,441
Construction Cost TOTAL:		**$ 8,314,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,314,000**
Engineering/Survey/Testing:		18%	$ 1,496,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 831,400
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,321,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-21**
Name:	FRONTIER PKWY (FM 1461)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	WATERVIEW TRL TO CUSTER RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,425		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,767	cy	$ 15.00	$ 206,500
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	27,533	sy	$ 15.00	$ 413,000
304	10" Concrete Pavement w/ 6" Curb	24,583	sy	$ 90.00	$ 2,212,500
404	4" Topsoil	18,192	sy	$ 5.00	$ 90,958
504	5" Concrete Sidewalk	88,500	sf	$ 7.00	$ 619,500
604	Moisture Conditioning	27,533	sy	$ 15.00	$ 413,000
704	Street Lighting	4,425	lf	$ 160.00	$ 708,000
				Paving Construction Cost Subtotal:	**$ 4,663,458**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 373,077
√	Traffic Control	Construction Phase Traffic Control	3%	$ 139,904
√	Pavement Markings/Signs		4%	$ 186,538
√	Roadway Drainage	Standard Internal System	25%	$ 1,165,865
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 233,173
√	Sewer	Minor Adjustments	2%	$ 93,269
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 279,808
	Other:		-	$ -
			Allowance Subtotal:	**$ 2,471,633**

Paving and Allowance Subtotal: $ 7,135,091

Construction Contingency: 15% $ 1,070,264

Annual Inflation (5 Years): 4% $ 1,777,714

Construction Cost TOTAL: $ 9,984,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,984,000**
Engineering/Survey/Testing:		18%	$ 1,797,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 998,400
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,390,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-49, 7-22**
Name:	COIT RD		
Limits:	GLENDENNING PKWY TO CR 92		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	1,535		
Service Area(s):	4, 7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,776	cy	$ 15.00	$ 71,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,551	sy	$ 15.00	$ 143,267
304	10" Concrete Pavement w/ 6" Curb	8,528	sy	$ 90.00	$ 767,500
404	4" Topsoil	6,311	sy	$ 5.00	$ 31,553
504	5" Concrete Sidewalk	30,700	sf	$ 7.00	$ 214,900
604	Moisture Conditioning	9,551	sy	$ 15.00	$ 143,267
704	Street Lighting	1,535	lf	$ 160.00	$ 245,600
				Paving Construction Cost Subtotal:	**$ 1,617,719**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 129,418
√	Traffic Control	Construction Phase Traffic Control	3%	$ 48,532
√	Pavement Markings/Signs		4%	$ 64,709
√	Roadway Drainage	Standard Internal System	25%	$ 404,430
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 80,886
√	Sewer	Minor Adjustments	2%	$ 32,354
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 97,063
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 857,391**

Paving and Allowance Subtotal:		**$ 2,475,111**
Construction Contingency:	15%	$ 371,267
Annual Inflation (5 Years):	4%	$ 616,676
Construction Cost TOTAL:		**$ 3,464,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,464,000**
Engineering/Survey/Testing:		18%	$ 623,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 346,400
		Impact Fee Project Cost TOTAL:	**$ 4,434,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-32, 7-23**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	GLENDENNING PKWY TO OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	4D		
Length (lf):	3,845		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,962	cy	$ 15.00	$ 179,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	23,924	sy	$ 15.00	$ 358,867
304	10" Concrete Pavement w/ 6" Curb	21,361	sy	$ 90.00	$ 1,922,500
404	4" Topsoil	15,807	sy	$ 5.00	$ 79,036
504	5" Concrete Sidewalk	76,900	sf	$ 7.00	$ 538,300
604	Moisture Conditioning	23,924	sy	$ 15.00	$ 358,867
704	Street Lighting	3,845	lf	$ 160.00	$ 615,200
				Paving Construction Cost Subtotal:	**$ 4,052,203**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 324,176
√	Traffic Control	Construction Phase Traffic Control	3%	$ 121,566
√	Pavement Markings/Signs		4%	$ 162,088
√	Roadway Drainage	Standard Internal System	25%	$ 1,013,051
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 202,610
√	Sewer	Minor Adjustments	2%	$ 81,044
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 243,132
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,147,667**

Paving and Allowance Subtotal:		**$ 6,199,870**
Construction Contingency:	15%	$ 929,981
Annual Inflation (5 Years):	4%	$ 1,544,703
Construction Cost TOTAL:		**$ 8,675,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,675,000**
Engineering/Survey/Testing:		18%	$ 1,561,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 867,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,552,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-34, 7-24**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PUNK CARTER PKWY TO OWNSBY PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	4D		
Length (lf):	2,695		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,384	cy	$ 15.00	$ 125,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,769	sy	$ 15.00	$ 251,533
304	10" Concrete Pavement w/ 6" Curb	14,972	sy	$ 90.00	$ 1,347,500
404	4" Topsoil	11,079	sy	$ 5.00	$ 55,397
504	5" Concrete Sidewalk	53,900	sf	$ 7.00	$ 377,300
604	Moisture Conditioning	16,769	sy	$ 15.00	$ 251,533
704	Street Lighting	2,695	lf	$ 160.00	$ 431,200
				Paving Construction Cost Subtotal:	**$ 2,840,231**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 227,218
√	Traffic Control	Construction Phase Traffic Control	3%	$ 85,207
√	Pavement Markings/Signs		4%	$ 113,609
√	Roadway Drainage	Standard Internal System	25%	$ 710,058
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 142,012
√	Sewer	Minor Adjustments	2%	$ 56,805
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 170,414
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,505,322**

Paving and Allowance Subtotal:		**$ 4,345,553**
Construction Contingency:	15%	$ 651,833
Annual Inflation (5 Years):	4%	$ 1,082,698
Construction Cost TOTAL:		**$ 6,081,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,081,000**
Engineering/Survey/Testing:		18%	$ 1,094,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 608,100
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,892,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-35, 7-25**
Name:	PRESTON RD (SH 289)		
Limits:	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	4D		
Length (lf):	4,740		
Service Area(s):	6, 7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	14,747	cy	$ 15.00	$ 221,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	29,493	sy	$ 15.00	$ 442,400
304	10" Concrete Pavement w/ 6" Curb	26,333	sy	$ 90.00	$ 2,370,000
404	4" Topsoil	19,487	sy	$ 5.00	$ 97,433
504	5" Concrete Sidewalk	94,800	sf	$ 7.00	$ 663,600
604	Moisture Conditioning	29,493	sy	$ 15.00	$ 442,400
704	Street Lighting	4,740	lf	$ 160.00	$ 758,400
				Paving Construction Cost Subtotal:	**$ 4,995,433**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 399,635
√	Traffic Control	Construction Phase Traffic Control	3%	$ 149,863
√	Pavement Markings/Signs		4%	$ 199,817
√	Roadway Drainage	Standard Internal System	25%	$ 1,248,858
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,284,400	$ 3,284,400
√	Water	Minor Adjustments	5%	$ 249,772
√	Sewer	Minor Adjustments	2%	$ 99,909
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 299,726
	Other:		-	$ -
	**Allowances based on % of Paving Construction Cost Subtotal		**Allowance Subtotal:**	**$ 5,931,980**

Paving and Allowance Subtotal:		**$ 10,927,413**
Construction Contingency:	15%	$ 1,639,112
Annual Inflation (5 Years):	4%	$ 2,722,574
Construction Cost TOTAL:		**$ 15,290,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,290,000**
Engineering/Survey/Testing:		18%	$ 2,752,200
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,529,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 9,785,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-33, 7-26**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	4D		
Length (lf):	2,885		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,976	cy	$ 15.00	$ 134,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,951	sy	$ 15.00	$ 269,267
304	10" Concrete Pavement w/ 6" Curb	16,028	sy	$ 90.00	$ 1,442,500
404	4" Topsoil	11,861	sy	$ 5.00	$ 59,303
504	5" Concrete Sidewalk	57,700	sf	$ 7.00	$ 403,900
604	Moisture Conditioning	17,951	sy	$ 15.00	$ 269,267
704	Street Lighting	2,885	lf	$ 160.00	$ 461,600
				Paving Construction Cost Subtotal:	**$ 3,040,469**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 243,238
√	Traffic Control	Construction Phase Traffic Control	3%	$ 91,214
√	Pavement Markings/Signs		4%	$ 121,619
√	Roadway Drainage	Standard Internal System	25%	$ 760,117
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 152,023
√	Sewer	Minor Adjustments	2%	$ 60,809
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 182,428
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,611,449**

Paving and Allowance Subtotal:		**$ 4,651,918**
Construction Contingency:	15%	$ 697,788
Annual Inflation (5 Years):	4%	$ 1,159,029
Construction Cost TOTAL:		**$ 6,509,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,509,000**
Engineering/Survey/Testing:		18%	$ 1,171,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 650,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,166,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-27**
Name:	COIT RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2UD		
Length (lf):	1,140		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,773	cy	$ 15.00	$ 26,600
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,547	sy	$ 15.00	$ 53,200
305	10" Concrete Pavement w/ 6" Curb	3,167	sy	$ 90.00	$ 285,000
405	4" Topsoil	1,520	sy	$ 5.00	$ 7,600
505	5" Concrete Sidewalk	11,400	sf	$ 7.00	$ 79,800
605	Moisture Conditioning	3,547	sy	$ 15.00	$ 53,200
705	Street Lighting	1,140	lf	$ 160.00	$ 182,400
				Paving Construction Cost Subtotal:	**$ 687,800**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 55,024
√	Traffic Control	Construction Phase Traffic Control	3%	$ 20,634
√	Pavement Markings/Signs		4%	$ 27,512
√	Roadway Drainage	Standard Internal System	25%	$ 171,950
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 34,390
√	Sewer	Minor Adjustments	2%	$ 13,756
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 41,268
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 364,534**

Paving and Allowance Subtotal:		**$ 1,052,334**
Construction Contingency:	15%	$ 157,850
Annual Inflation (5 Years):	4%	$ 262,190
Construction Cost TOTAL:		**$ 1,473,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,473,000**
Engineering/Survey/Testing:		18%	$ 265,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 147,300
		Impact Fee Project Cost TOTAL:	**$ 1,885,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-28**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1140 FT S OF GLENDENNING TO OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,495		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,762	cy	$ 15.00	$ 116,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,524	sy	$ 15.00	$ 232,867
304	10" Concrete Pavement w/ 6" Curb	13,861	sy	$ 90.00	$ 1,247,500
404	4" Topsoil	10,257	sy	$ 5.00	$ 51,286
504	5" Concrete Sidewalk	49,900	sf	$ 7.00	$ 349,300
604	Moisture Conditioning	15,524	sy	$ 15.00	$ 232,867
704	Street Lighting	2,495	lf	$ 160.00	$ 399,200
				Paving Construction Cost Subtotal:	**$ 2,629,453**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 210,356
√	Traffic Control	Construction Phase Traffic Control	3%	$ 78,884
√	Pavement Markings/Signs		4%	$ 105,178
√	Roadway Drainage	Standard Internal System	25%	$ 657,363
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 131,473
√	Sewer	Minor Adjustments	2%	$ 52,589
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 157,767
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,393,610**

Paving and Allowance Subtotal:		**$ 4,023,063**
Construction Contingency:	15%	$ 603,459
Annual Inflation (5 Years):	4%	$ 1,002,349
Construction Cost TOTAL:		**$ 5,629,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,629,000**
Engineering/Survey/Testing:		18%	$ 1,013,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 562,900
		Impact Fee Project Cost TOTAL:	**$ 7,205,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-29**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO CHOATE PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,685		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,242	cy	$ 15.00	$ 78,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,484	sy	$ 15.00	$ 157,267
304	10" Concrete Pavement w/ 6" Curb	9,361	sy	$ 90.00	$ 842,500
404	4" Topsoil	6,927	sy	$ 5.00	$ 34,636
504	5" Concrete Sidewalk	33,700	sf	$ 7.00	$ 235,900
604	Moisture Conditioning	10,484	sy	$ 15.00	$ 157,267
704	Street Lighting	1,685	lf	$ 160.00	$ 269,600
				Paving Construction Cost Subtotal:	**$ 1,775,803**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 142,064
√	Traffic Control	Construction Phase Traffic Control	3%	$ 53,274
√	Pavement Markings/Signs		4%	$ 71,032
√	Roadway Drainage	Standard Internal System	25%	$ 443,951
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,790
√	Sewer	Minor Adjustments	2%	$ 35,516
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 106,548
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 941,175**

Paving and Allowance Subtotal:		**$ 2,716,978**
Construction Contingency:	15%	$ 407,547
Annual Inflation (5 Years):	4%	$ 676,937
Construction Cost TOTAL:		**$ 3,802,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,802,000**
Engineering/Survey/Testing:		18%	$ 684,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 380,200
		Impact Fee Project Cost TOTAL:	**$ 4,867,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-30**
Name:	COIT RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	CHOATE PKWY TO 1787.9 FT S OF CHOATE		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	1,800		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,800	cy	$ 15.00	$ 42,000
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,600	sy	$ 15.00	$ 84,000
305	10" Concrete Pavement w/ 6" Curb	5,000	sy	$ 90.00	$ 450,000
405	4" Topsoil	2,400	sy	$ 5.00	$ 12,000
505	5" Concrete Sidewalk	18,000	sf	$ 7.00	$ 126,000
605	Moisture Conditioning	5,600	sy	$ 15.00	$ 84,000
705	Street Lighting	1,800	lf	$ 160.00	$ 288,000
				Paving Construction Cost Subtotal:	**$ 1,086,000**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 86,880
√	Traffic Control	Construction Phase Traffic Control	3%	$ 32,580
√	Pavement Markings/Signs		4%	$ 43,440
√	Roadway Drainage	Standard Internal System	25%	$ 271,500
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 54,300
√	Sewer	Minor Adjustments	2%	$ 21,720
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 65,160
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 575,580**

Paving and Allowance Subtotal:		**$ 1,661,580**
Construction Contingency:	15%	$ 249,237
Annual Inflation (5 Years):	4%	$ 413,984
Construction Cost TOTAL:		**$ 2,325,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,325,000**
Engineering/Survey/Testing:		18%	$ 418,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 232,500
		Impact Fee Project Cost TOTAL:	**$ 2,976,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-31**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,100		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,533	cy	$ 15.00	$ 98,000
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,067	sy	$ 15.00	$ 196,000
304	10" Concrete Pavement w/ 6" Curb	11,667	sy	$ 90.00	$ 1,050,000
404	4" Topsoil	8,633	sy	$ 5.00	$ 43,167
504	5" Concrete Sidewalk	42,000	sf	$ 7.00	$ 294,000
604	Moisture Conditioning	13,067	sy	$ 15.00	$ 196,000
704	Street Lighting	2,100	lf	$ 160.00	$ 336,000
				Paving Construction Cost Subtotal:	**$ 2,213,167**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 177,053
√	Traffic Control	Construction Phase Traffic Control	3%	$ 66,395
√	Pavement Markings/Signs		4%	$ 88,527
√	Roadway Drainage	Standard Internal System	25%	$ 553,292
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 110,658
√	Sewer	Minor Adjustments	2%	$ 44,263
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 132,790
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,172,978**

Paving and Allowance Subtotal:		**$ 3,386,145**
Construction Contingency:	15%	$ 507,922
Annual Inflation (5 Years):	4%	$ 843,661
Construction Cost TOTAL:		**$ 4,738,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,738,000**
Engineering/Survey/Testing:		18%	$ 852,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 473,800
		Impact Fee Project Cost TOTAL:	**$ 6,065,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-32**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	490 FT N OF OWNSBY PKWY TO CR 84		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,460		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,542	cy	$ 15.00	$ 68,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,084	sy	$ 15.00	$ 136,267
304	10" Concrete Pavement w/ 6" Curb	8,111	sy	$ 90.00	$ 730,000
404	4" Topsoil	6,002	sy	$ 5.00	$ 30,011
504	5" Concrete Sidewalk	29,200	sf	$ 7.00	$ 204,400
604	Moisture Conditioning	9,084	sy	$ 15.00	$ 136,267
704	Street Lighting	1,460	lf	$ 160.00	$ 233,600
				Paving Construction Cost Subtotal:	**$ 1,538,678**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 123,094
√	Traffic Control	Construction Phase Traffic Control	3%	$ 46,160
√	Pavement Markings/Signs		4%	$ 61,547
√	Roadway Drainage	Standard Internal System	25%	$ 384,669
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 76,934
√	Sewer	Minor Adjustments	2%	$ 30,774
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 92,321
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 815,499**

Paving and Allowance Subtotal:		**$ 2,354,177**
Construction Contingency:	15%	$ 353,127
Annual Inflation (5 Years):	4%	$ 586,545
Construction Cost TOTAL:		**$ 3,294,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,294,000**
Engineering/Survey/Testing:		18%	$ 592,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 329,400
		Impact Fee Project Cost TOTAL:	**$ 4,216,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-33**
Name:	COIT RD		
Limits:	CR 84 TO 2147 FT N OF FRONTIER		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	4,070		
Service Area(s):	7		

This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	7,236	cy	$ 15.00	$ 108,533
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	14,471	sy	$ 15.00	$ 217,067
306	10" Concrete Pavement w/ 6" Curb	11,758	sy	$ 90.00	$ 1,058,200
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	14,471	sy	$ 15.00	$ 217,067
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,600,867**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 128,069
√	Traffic Control	Construction Phase Traffic Control	3%	$ 48,026
√	Pavement Markings/Signs		4%	$ 64,035
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 80,043
√	Sewer	Minor Adjustments	2%	$ 32,017
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 96,052
	Other:		-	$ -
			Allowance Subtotal:	**$ 448,243**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 2,049,109**
Construction Contingency:	15%	$ 307,366
Annual Inflation (5 Years):	4%	$ 510,537
Construction Cost TOTAL:		**$ 2,868,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,868,000**
Engineering/Survey/Testing:		18%	$ 516,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 286,800
		Impact Fee Project Cost TOTAL:	**$ 3,671,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-34**
Name:	COIT RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1585 FT N OF FRONTIER TO FRONTIER PKWY		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2UD		
Length (lf):	1,585		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,466	cy	$ 15.00	$ 36,983
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,931	sy	$ 15.00	$ 73,967
305	10" Concrete Pavement w/ 6" Curb	4,403	sy	$ 90.00	$ 396,250
405	4" Topsoil	2,113	sy	$ 5.00	$ 10,567
505	5" Concrete Sidewalk	15,850	sf	$ 7.00	$ 110,950
605	Moisture Conditioning	4,931	sy	$ 15.00	$ 73,967
705	Street Lighting	1,585	lf	$ 160.00	$ 253,600
				Paving Construction Cost Subtotal:	**$ 956,283**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 76,503
√	Traffic Control	Construction Phase Traffic Control	3%	$ 28,689
√	Pavement Markings/Signs		4%	$ 38,251
√	Roadway Drainage	Standard Internal System	25%	$ 239,071
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 47,814
√	Sewer	Minor Adjustments	2%	$ 19,126
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 57,377
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 506,830**

Paving and Allowance Subtotal:		**$ 1,463,114**
Construction Contingency:	15%	$ 219,467
Annual Inflation (5 Years):	4%	$ 364,536
Construction Cost TOTAL:		**$ 2,048,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,048,000**
Engineering/Survey/Testing:		18%	$ 368,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 204,800
		Impact Fee Project Cost TOTAL:	**$ 2,621,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-35**
Name:	WELLS WAY	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	OWNSBY PKWY TO WELLS WAY		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	895		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,989	cy	$ 15.00	$ 29,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	3,978	sy	$ 12.00	$ 47,733
301	9" Concrete Pavement w/ 6" Curb	3,679	sy	$ 80.00	$ 294,356
401	4" Topsoil	1,492	sy	$ 5.00	$ 7,458
501	5" Concrete Sidewalk	14,320	sf	$ 7.00	$ 100,240
601	Moisture Conditioning	3,978	sy	$ 15.00	$ 59,667
701	Street Lighting	895	lf	$ 160.00	$ 143,200
				Paving Construction Cost Subtotal:	**$ 682,487**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 54,599
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 27,299
√	Roadway Drainage	Standard Internal System	35%	$ 238,871
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 34,124
√	Sewer	Minor Adjustments	2%	$ 13,650
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 40,949
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 409,492**

Paving and Allowance Subtotal:		**$ 1,091,980**
Construction Contingency:	15%	$ 163,797
Annual Inflation (5 Years):	4%	$ 272,068
Construction Cost TOTAL:		**$ 1,528,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,528,000**
Engineering/Survey/Testing:		18%	$ 275,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 305,600
		Impact Fee Project Cost TOTAL:	**$ 2,109,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-36**
Name:	ROSELAND PKWY	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	CHOATE PKWY TO NATIVE DANCER CT		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	2,580		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,733	cy	$ 15.00	$ 86,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	11,467	sy	$ 12.00	$ 137,600
301	9" Concrete Pavement w/ 6" Curb	10,607	sy	$ 80.00	$ 848,533
401	4" Topsoil	4,300	sy	$ 5.00	$ 21,500
501	5" Concrete Sidewalk	41,280	sf	$ 7.00	$ 288,960
601	Moisture Conditioning	11,467	sy	$ 15.00	$ 172,000
701	Street Lighting	2,580	lf	$ 160.00	$ 412,800
				Paving Construction Cost Subtotal:	**$ 1,967,393**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 157,391
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 78,696
√	Roadway Drainage	Standard Internal System	35%	$ 688,588
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 98,370
√	Sewer	Minor Adjustments	2%	$ 39,348
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 118,044
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,180,436**

Paving and Allowance Subtotal:		**$ 3,147,829**
Construction Contingency:	15%	$ 472,174
Annual Inflation (5 Years):	4%	$ 784,284
Construction Cost TOTAL:		**$ 4,405,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,405,000**
Engineering/Survey/Testing:		18%	$ 792,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 881,000
		Impact Fee Project Cost TOTAL:	**$ 6,079,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-37**
Name:	CUSTER RD (FM 2478)		
Limits:	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,495		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,873	cy	$ 15.00	$ 163,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	21,747	sy	$ 15.00	$ 326,200
304	10" Concrete Pavement w/ 6" Curb	19,417	sy	$ 90.00	$ 1,747,500
404	4" Topsoil	14,368	sy	$ 5.00	$ 71,842
504	5" Concrete Sidewalk	69,900	sf	$ 7.00	$ 489,300
604	Moisture Conditioning	21,747	sy	$ 15.00	$ 326,200
704	Street Lighting	3,495	lf	$ 160.00	$ 559,200
				Paving Construction Cost Subtotal:	**$ 3,683,342**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 294,667
√	Traffic Control	Construction Phase Traffic Control	3%	$ 110,500
√	Pavement Markings/Signs		4%	$ 147,334
√	Roadway Drainage	Standard Internal System	25%	$ 920,835
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 184,167
√	Sewer	Minor Adjustments	2%	$ 73,667
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 221,001
	Other:		-	$ -
			Allowance Subtotal:	**$ 1,952,171**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$**	**5,635,513**
Construction Contingency:	15%	$	845,327
Annual Inflation (5 Years):	4%	$	1,404,093
Construction Cost TOTAL:		**$**	**7,885,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,885,000**
Engineering/Survey/Testing:		18%	$ 1,419,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 788,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,046,500**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-38**
Name:	CUSTER RD (FM 2478)		
Limits:	747.5 FT S OF SUNSET BLVD TO OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,540		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,902	cy	$ 15.00	$ 118,533
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,804	sy	$ 15.00	$ 237,067
304	10" Concrete Pavement w/ 6" Curb	14,111	sy	$ 90.00	$ 1,270,000
404	4" Topsoil	10,442	sy	$ 5.00	$ 52,211
504	5" Concrete Sidewalk	50,800	sf	$ 7.00	$ 355,600
604	Moisture Conditioning	15,804	sy	$ 15.00	$ 237,067
704	Street Lighting	2,540	lf	$ 160.00	$ 406,400
				Paving Construction Cost Subtotal:	**$ 2,676,878**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 214,150
√	Traffic Control	Construction Phase Traffic Control	3%	$ 80,306
√	Pavement Markings/Signs		4%	$ 107,075
√	Roadway Drainage	Standard Internal System	25%	$ 669,219
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 133,844
√	Sewer	Minor Adjustments	2%	$ 53,538
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 160,613
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,418,745**

Paving and Allowance Subtotal:		**$ 4,095,623**
Construction Contingency:	15%	$ 614,343
Annual Inflation (5 Years):	4%	$ 1,020,428
Construction Cost TOTAL:		**$ 5,731,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,731,000**
Engineering/Survey/Testing:		18%	$ 1,031,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 573,100
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,668,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-39**
Name:	CUSTER RD (FM 2478)		
Limits:	CHOATE PKWY TO OWNSBY PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,305		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,504	cy	$ 15.00	$ 247,567
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	33,009	sy	$ 15.00	$ 495,133
304	10" Concrete Pavement w/ 6" Curb	29,472	sy	$ 90.00	$ 2,652,500
404	4" Topsoil	21,809	sy	$ 5.00	$ 109,047
504	5" Concrete Sidewalk	106,100	sf	$ 7.00	$ 742,700
604	Moisture Conditioning	33,009	sy	$ 15.00	$ 495,133
704	Street Lighting	5,305	lf	$ 160.00	$ 848,800
				Paving Construction Cost Subtotal:	**$ 5,590,881**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 447,270
√	Traffic Control	Construction Phase Traffic Control	3%	$ 167,726
√	Pavement Markings/Signs		4%	$ 223,635
√	Roadway Drainage	Standard Internal System	25%	$ 1,397,720
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 279,544
√	Sewer	Minor Adjustments	2%	$ 111,818
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 335,453
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,963,167**

Paving and Allowance Subtotal:		**$ 8,554,047**
Construction Contingency:	15%	$ 1,283,107
Annual Inflation (5 Years):	4%	$ 2,131,248
Construction Cost TOTAL:		**$ 11,969,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,969,000**
Engineering/Survey/Testing:		18%	$ 2,154,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,196,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 7,660,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-40**
Name:	CUSTER RD (FM 2478)		
Limits:	FRONTIER PKWY TO OWNSBY PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,330		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,582	cy	$ 15.00	$ 248,733
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	33,164	sy	$ 15.00	$ 497,467
304	10" Concrete Pavement w/ 6" Curb	29,611	sy	$ 90.00	$ 2,665,000
404	4" Topsoil	21,912	sy	$ 5.00	$ 109,561
504	5" Concrete Sidewalk	106,600	sf	$ 7.00	$ 746,200
604	Moisture Conditioning	33,164	sy	$ 15.00	$ 497,467
704	Street Lighting	5,330	lf	$ 160.00	$ 852,800
				Paving Construction Cost Subtotal:	**$ 5,617,228**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 449,378
√	Traffic Control	Construction Phase Traffic Control	3%	$ 168,517
√	Pavement Markings/Signs		4%	$ 224,689
√	Roadway Drainage	Standard Internal System	25%	$ 1,404,307
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 280,861
√	Sewer	Minor Adjustments	2%	$ 112,345
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 337,034
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,977,131**

Paving and Allowance Subtotal:		**$ 8,594,359**
Construction Contingency:	15%	$ 1,289,154
Annual Inflation (5 Years):	4%	$ 2,141,292
Construction Cost TOTAL:		**$ 12,025,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,025,000**
Engineering/Survey/Testing:		18%	$ 2,164,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,202,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 7,696,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

B. CIP Service Units of Supply

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 1

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
1-1	MARILEE RD	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	1.26	4	P6D	17	50%	750	1890	11	1879	$ 23,512,000.00	$ 11,756,000.00
1-2	MARILEE RD	CELINA PKWY TO CASHON CIR	1.14	4	P6D	17	50%	750	1710	10	1700	$ 51,205,000.00	$ 25,602,500.00
1-3	MARILEE RD	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE	0.79	4	P6D	17	50%	750	1185	7	1178	$ 12,115,000.00	$ 6,057,500.00
1-4	MARILEE RD	CASHON CIR TO PRESTON RD	0.57	4	P6D	17	50%	750	855	5	850	$ 10,915,000.00	$ 5,457,500.00
1-5	CASHON CIR	MARILEE @ CASHON W TO MARILEE @ CASHON E	1.28	2	C2U	New	100%	475	1216	0	1216	$ 15,902,000.00	$ 15,902,000.00
1-6, 3-3	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	4	P6D	198	50%	750	1575	104	1471	$ 19,734,500.00	$ 9,867,250.00
1-7, 3-1	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	2	P6D (1/2)	0	50%	750	938	0	938	$ 16,017,000.00	$ 8,008,500.00
1-8	G A MOORE PKWY (FM 455)	RILEY RD TO DALLAS NORTH TOLLWAY	0.32	4	P6D	198	50%	750	480	32	448	$ 2,418,500.00	$ 1,209,250.00
1-9, 3-2	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	2	M4D (1/2)	104	50%	650	631	50	581	$ 6,696,500.00	$ 3,348,250.00
1-10	DALLAS NORTH TOLLWAY	MARILEE RD TO 1433.2 FT N OF RAZOR DR	1.31	1	DNT	155	100%	750	983	203	780	$ 3,127,000.00	$ 3,127,000.00
1-11	DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR TO RAZOR DR	0.28	1	DNT	155	100%	750	210	43	167	$ 657,000.00	$ 657,000.00
1-12	DALLAS NORTH TOLLWAY	RAZOR DR TO GA MOORE PKWY	0.99	1	DNT	155	100%	750	743	153	590	$ 2,360,000.00	$ 2,360,000.00
1-13	CELINA PKWY	MARILEE RD TO 2720 FT S OF MARILEE RD	0.52	4	P6D	16	50%	750	780	4	776	$ 7,855,000.00	$ 3,927,500.00
1-14	CELINA PKWY	MARILEE RD TO CR 58	0.55	4	P6D	New	100%	750	1650	0	1650	$ 41,008,000.00	$ 41,008,000.00
1-15	CELINA PKWY	CR 58 TO ANGEL AVE	0.31	2	P6D (1/2)	16	100%	750	465	5	460	$ 2,703,000.00	$ 2,703,000.00
1-16	CELINA PKWY	ANGEL AVE TO STELZER PKWY	0.43	2	P6D (1/2)	16	50%	750	323	3	320	$ 3,721,000.00	$ 1,860,500.00
1-17	CELINA PKWY	CR 58 TO STELZER PKWY	0.12	2	P6D (1/2)	16	100%	750	180	2	178	$ 1,059,000.00	$ 1,059,000.00
1-18	CELINA PKWY	LEGACY DR TO CR 58	0.47	2	P6D (1/2)	16	50%	750	353	4	349	$ 8,635,000.00	$ 4,317,500.00
1-19, 2-17	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	4	P6D	920	50%	750	1140	350	790	$ 5,985,500.00	$ 2,992,750.00
1-20, 2-18	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	4	P6D	1305	50%	750	1110	483	627	$ 5,653,000.00	$ 2,826,500.00
1-21, 2-19	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	4	P6D	1305	50%	750	1140	496	644	$ 5,761,500.00	$ 2,880,750.00
1-22, 2-20	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	2	P6D (1/3)	1280	50%	750	68	58	10	$ 267,000.00	$ 133,500.00
	Int. Improvements	CR 10 & Marilee Road					25%					$ 1,800,000.00	$ 450,000
	Int. Improvements	Oklahoma Dr & Legacy Dr					50%					$ 750,000.00	$ 375,000
	Int. Improvements	Legacy Dr & GA Moore Parkway					25%					$ 750,000.00	$ 187,500
	Int. Improvements	CR 10 & GA Moore Pkwy					50%					$ 1,800,000.00	$ 900,000
	Int. Improvements	Preston Rd & Marilee Rd					25%					$ 1,800,000.00	$ 450,000
	Int. Improvements	Preston Rd & Stallcup Blvd					50%					$ 750,000.00	$ 375,000
	Int. Improvements	Preston Rd & SA2_RD1					50%					$ 1,800,000.00	$ 900,000
	Int. Improvements	Preston Rd & Legacy Dr					25%					$ 1,050,000.00	$ 262,500
	Int. Improvements	Preston Rd & Carl Darnall Pkwy					25%					$ 900,000.00	$ 225,000
	Int. Improvements	Marilee Rd & Cashon Cir E					50%					$ 750,000.00	$ 375,000
	Int. Improvements	Marilee Rd & Cashon Cir W					50%					$ 750,000.00	$ 375,000
SUBTOTAL									**19,625**	**2,023**	**17,602**	**$ 260,207,500**	**$ 161,936,750**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 1 $ 161,968,179

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 2

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
2-1	MARILEE RD	PRESTON RD TO HUFFINES BLVD	0.63	4	P6D	17	50%	750	945	5	940	$ 9,617,000.00	$ 4,808,500.00
2-2	MARILEE RD	HUFFINES BLVD TO 1780 FT OF HUFFINES	0.34	4	P6D	17	50%	750	510	3	507	$ 5,140,000.00	$ 2,570,000.00
2-3	STALLCUP BLVD	PRESTON RD TO WATERFRONT BLVD	0.45	4	M4D	New	100%	650	1170	0	1170	$ 7,700,000.00	$ 7,700,000.00
2-4	STALLCUP BLVD	WATERFRONT BLVD TO HUFFINES BLVD	0.48	4	M4D	New	50%	650	624	0	624	$ 8,270,000.00	$ 4,135,000.00
2-5	STALLCUP BLVD	HUFFINES BLVD TO CUSTER RD (CR 132)	0.52	4	M4D	New	100%	650	1352	0	1352	$ 13,662,000.00	$ 13,662,000.00
2-6	CR 106	PRESTON RD TO COIT RD	0.5	2	C2U	106	100%	475	475	53	422	$ 5,507,000.00	$ 5,507,000.00
2-7	CR 106	COIT RD TO CLARK WAY	0.26	2	C2U	106	100%	475	247	28	219	$ 2,916,000.00	$ 2,916,000.00
2-8	CARL DARNALL PKWY	COIT RD TO 875 EAST OF COIT RD	0.17	2	P6D	New	50%	750	128	0	128	$ 1,482,000.00	$ 741,000.00
2-9	CARL DARNALL PKWY	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY	0.09	4	P6D	New	100%	750	270	0	270	$ 6,043,000.00	$ 6,043,000.00
2-10	CLARK WAY	STALLCUP BLVD TO CR 106	0.49	4	C2U	New	50%	475	466	0	466	$ 2,850,000.00	$ 1,425,000.00
2-11	CLARK WAY	CR 106 TO 925 FT S OF CR 106	0.18	2	C2U	New	50%	475	86	0	86	$ 2,180,000.00	$ 1,090,000.00
2-12	CLARK WAY	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY	0.08	2	C2U	New	100%	475	76	0	76	$ 989,000.00	$ 989,000.00
2-13	LEGACY DR	2010 FT WEST OF COIT TO COIT RD	0.38	2	M4D (1/2)	104	50%	650	247	20	227	$ 3,324,000.00	$ 1,662,000.00
2-14, 4-1	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	4	M4D	502	50%	650	767	148	619	$ 8,968,000.00	$ 4,484,000.00
2-15, 4-2	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.5	4	M4D	348	50%	650	650	87	563	$ 7,683,000.00	$ 3,841,500.00
2-16, 4-3	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	4	M4D	348	50%	650	312	42	270	$ 3,697,000.00	$ 1,848,500.00
1-19, 2-17	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	4	P6D	920	50%	750	1140	350	790	$ 5,985,500.00	$ 2,992,750.00
1-20, 2-18	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	4	P6D	1305	50%	750	1110	483	627	$ 5,653,000.00	$ 2,826,500.00
1-21, 2-19	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	4	P6D	1305	50%	750	1140	496	644	$ 5,761,500.00	$ 2,880,750.00
1-22, 2-20	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	2	P6D (1/3)	1280	50%	750	68	58	10	$ 223,500.00	$ 111,750.00
2-21	HUFFINES BLVD	MARILEE RD TO STALLCUP BLVD	0.66	2	C2U	New	100%	475	627	0	627	$ 6,103,000.00	$ 6,103,000.00
2-22	COIT RD	CARL DARNALL PKWY TO STALLCUP BLVD	0.12	2	C2U	New	50%	475	57	0	57	$ 1,508,000.00	$ 754,000.00
2-23	COIT RD	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY	0.28	4	M4D	New	100%	650	728	0	728	$ 4,787,000.00	$ 4,787,000.00
2-24	COIT RD	1460 FT NORTH OF LEGACY TO LEGACY DR	0.28	4	M4D	New	100%	650	728	0	728	$ 4,754,000.00	$ 4,754,000.00
2-25, 3-77	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	4	P6D	1280	50%	750	585	250	335	$ 2,953,000.00	$ 1,476,500.00
	Int. Improvements	Coit Road & Carl Darnall Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Coit Road & Legacy Dr					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Preston Rd & Robinson Dr					25%					$ 150,000.00	$ 37,500.00
	Int. Improvements	GA Moore Pkwy & Celina Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	SA2_Rd1 & SA2_Rd2					25%					$ 450,000.00	$ 112,500.00
	Int. Improvements	Carl Darnall Pkwy & SA2_Rd2					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Marilee Rd & SA2_RD2					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Stallcup Blvd & SA2_RD2 E					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Stallcup Blvd & SA2_RD2 W					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Marilee Rd					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & Stallcup Blvd					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & SA2_RD1					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Preston Rd & Legacy Dr					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	GA Moore Pkwy & Celina Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Carl Darnall Pkwy					50%					$ 900,000.00	$ 450,000.00
SUBTOTAL									**14,508**	**2,023**	**12,485**	**$ 140,656,500**	**$ 97,646,250**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 2 $ 97,677,679

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 3

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
1-7, 3-1	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	2	P6D (1/2)	0	50%	750	938	0	938	$ 16,017,000.00	$ 8,008,500.00
1-9, 3-2	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	4	M4D	104	50%	650	1261	50	1211	$ 11,428,500.00	$ 5,714,250.00
1-6, 3-3	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	4	P6D	198	50%	750	1575	104	1471	$ 19,734,500.00	$ 9,867,250.00
3-4	G A MOORE PKWY	LEGACY DR TO CELINA PKWY	0.96	2	P6D (1/2)	0	50%	750	720	0	720	$ 18,300,000.00	$ 9,150,000.00
3-5	G A MOORE PKWY	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR	0.77	4	P6D	-1998	50%	750	1155	-769	1924	$ 11,812,000.00	$ 5,906,000.00
3-6	G A MOORE PKWY	LOUISIANA DR TO BNSF RAILROAD	0.48	4	P6D	208	50%	750	720	50	670	$ 16,218,000.00	$ 8,109,000.00
3-7	O'BRIEN DR	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY	0.78	2	M4D (1/2)	30	100%	650	1014	23	991	$ 6,836,000.00	$ 6,836,000.00
3-8	O'BRIEN DR	1125 FT WEST OF LEGACY TO LEGACY DR	0.21	4	M4D	New	50%	650	273	0	273	$ 3,664,000.00	$ 1,832,000.00
3-9	O'BRIEN DR	LEGACY DR TO FM 455	0.47	4	M4D	New	100%	650	1222	0	1222	$ 7,119,000.00	$ 7,119,000.00
3-10	O'BRIEN DR	FM 455 TO CELINA PKWY	0.56	2	C2U	New	100%	475	532	0	532	$ 6,986,000.00	$ 6,986,000.00
3-11	CR 994	COX LN TO 1280 FT EAST OF COX LN	0.24	2	C2U	New	100%	475	228	0	228	$ 3,498,000.00	$ 3,498,000.00
3-12	CR 994	1566 FT E OF COX LN TO 1606 FT E OF COX LN	0.15	2	C2U	21	50%	475	71	2	69	$ 1,693,000.00	$ 846,500.00
3-13	J FRED SMITH PKWY	DALLAS NORTH TOLLWAY TO LEGACY DR	0.83	2	P6D (1/2)	19	100%	750	1245	16	1229	$ 7,698,000.00	$ 7,698,000.00
3-14	J FRED SMITH PKWY	LEGACY DR TO FM 455	0.68	4	P6D	28	50%	750	1020	10	1010	$ 12,631,000.00	$ 6,315,500.00
3-15	J FRED SMITH PKWY	FM 455 TO 575 FT EAST OF FM 455	0.11	4	P6D	28	100%	750	330	3	327	$ 1,661,000.00	$ 1,661,000.00
3-16	J FRED SMITH PKWY	575 FT EAST OF FM 455 TO CELINA PKWY	0.48	4	P6D	New	100%	750	1440	0	1440	$ 8,172,000.00	$ 8,172,000.00
3-17	J FRED SMITH PKWY	CELINA PKWY TO FLORIDA DR	0.5	4	P6D	21	100%	750	1500	11	1489	$ 7,610,000.00	$ 7,610,000.00
3-18	J FRED SMITH PKWY	CR 57 TO 701 FT EAST OF CR 57	0.29	4	P6D	New	100%	750	870	0	870	$ 47,428,000.00	$ 47,428,000.00
3-19	J FRED SMITH PKWY	LOUISIANA TO 2084.4 FT W OF LOUISIANA	0.2	4	P6D	New	100%	750	600	0	600	$ 18,989,000.00	$ 18,989,000.00
3-20	J FRED SMITH PKWY	OKLAHOMA DR TO 1430 FT W OF PRESTON	0.39	4	P6D	23	50%	750	585	4	581	$ 7,813,000.00	$ 3,906,500.00
3-21	WALNUT ST (FM 455)	FM 455 TO FLORIDA	0.91	4	M4D	281	100%	650	2366	256	2110	$ 13,948,000.00	$ 13,948,000.00
3-22	OKLAHOMA DR	MALONE TO PRESTON RD	0.62	2	C2U	New	100%	475	589	0	589	$ 7,658,000.00	$ 7,658,000.00
3-23	MOBBERLY RD	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT	0.32	4	P6D	8	100%	750	960	3	957	$ 29,952,000.00	$ 29,952,000.00
3-24	MOBBERLY RD	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY	0.67	4	P6D	8	50%	750	1005	3	1002	$ 33,766,000.00	$ 16,883,000.00
3-25	MOBBERLY CONNECTOR	1240 FT WEST OF RANCH RD TO RANCH RD	0.23	4	M4D	New	100%	650	598	0	598	$ 4,038,000.00	$ 4,038,000.00
3-26	SUNSET BLVD	RANCH RD TO CELINA PKWY	0.61	2	M4D (1/2)	0	100%	650	793	0	793	$ 5,283,000.00	$ 5,283,000.00
3-27	SUNSET BLVD	CELINA PKWY TO S UTAH DR	0.45	2	M4D (1/2)	77	100%	650	585	35	550	$ 3,968,000.00	$ 3,968,000.00
3-28	SUNSET BLVD	S UTAH DR TO BNSF RAILWAY	0.39	4	M4D	New	100%	650	1014	0	1014	$ 7,625,000.00	$ 7,625,000.00
3-29	SUNSET BLVD	BNSF RAILWAY TO PRESTON RD	0.4	4	M4D	New	100%	650	1040	0	1040	$ 9,235,000.00	$ 9,235,000.00
3-30, 6-1	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	4	P6D	590	50%	750	780	153	627	$ 3,993,000.00	$ 1,996,500.00
3-31, 6-2	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	4	P6D	595	50%	750	1260	250	1010	$ 6,368,000.00	$ 3,184,000.00
3-32, 6-3	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	4	P6D	701	50%	750	825	193	632	$ 4,202,000.00	$ 2,101,000.00
3-33	GLENDENNING PKWY	552 FT WEST OF CR 55 TO FM 428	0.16	4	P6D	New	100%	750	480	0	480	$ 2,719,000.00	$ 2,719,000.00
3-34	GLENDENNING PKWY	GLENDENNING PKWY TO CR 55	0.37	4	P6D	New	100%	750	1110	0	1110	$ 19,000,000.00	$ 19,000,000.00
3-35, 6-4	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	4	P6D	36	50%	750	915	11	904	$ 18,254,000.00	$ 9,127,000.00
3-36	DALLAS NORTH TOLLWAY	GA MOORE PKWY TO O'BRIEN DR	1.43	1	DNT	New	100%	750	1073	0	1073	$ 3,416,000.00	$ 3,416,000.00
3-37	DALLAS NORTH TOLLWAY	O'BRIEN DR TO J FRED SMITH PKWY	0.58	1	DNT	New	100%	750	435	0	435	$ 1,376,000.00	$ 1,376,000.00
3-38	DALLAS NORTH TOLLWAY	J FRED SMITH PKWY TO MOBBERLY RD	1.16	1	DNT	354	100%	750	870	411	459	$ 2,771,000.00	$ 2,771,000.00
3-39	DALLAS NORTH TOLLWAY	COUNTY LINE TO LEGACY DR	0.72	1	DNT	New	100%	750	540	0	540	$ 1,718,000.00	$ 1,718,000.00
3-40	DALLAS NORTH TOLLWAY	LEGACY DR TO GLENDENNING PKWY	1.19	1	DNT	New	100%	750	893	0	893	$ 2,839,000.00	$ 2,839,000.00
3-41	LEGACY DR (FM 455)	650 FT S OF GA MOORE PKWY TO O'BRIEN DR	0.93	4	P6D	288	100%	750	2790	268	2522	$ 7,068,000.00	$ 7,068,000.00
3-42	LEGACY DR	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY	0.4	2	P6D (1/2)	100	100%	750	600	40	560	$ 3,497,000.00	$ 3,497,000.00
3-43	LEGACY DR	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED	0.11	4	P6D	10	50%	750	165	1	164	$ 1,604,000.00	$ 802,000.00
3-44	LEGACY DR	MOBBERLY RD TO DALLAS NORTH TOLLWAY	0.42	4	P6D	1	100%	750	1260	0	1260	$ 13,750,000.00	$ 13,750,000.00
3-45	LEGACY DR	MOBBERLY RD TO GLENDENNING PKWY	0.58	4	P6D	0	100%	750	1740	0	1740	$ 15,704,000.00	$ 15,704,000.00
3-46	FM 455	O'BRIEN DR TO J FRED SMITH PKWY	0.65	4	M4D	482	100%	650	1690	313	1377	$ 6,805,000.00	$ 6,805,000.00
3-47	FM 455	J FRED SMITH PKWY TO WALNUT ST	0.98	4	M4D	482	100%	650	2548	472	2076	$ 11,296,000.00	$ 11,296,000.00
3-48	CELINA PKWY	LEGACY DR TO GA MOORE PKWY	0.58	2	P6D (1/2)	0	100%	750	870	0	870	$ 5,540,000.00	$ 5,540,000.00
3-49	CELINA PKWY	1735 FT S OF G A MOORE TO O'BRIEN DR	0.55	4	P6D	New	50%	750	825	0	825	$ 9,427,000.00	$ 4,713,500.00
3-50	CELINA PKWY	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR	0.26	4	P6D	New	50%	750	390	0	390	$ 4,510,000.00	$ 2,255,000.00
3-51	CELINA PKWY	CR 57 TO 2125 FT N OF CR 57	0.4	4	P6D	New	100%	750	1200	0	1200	$ 6,919,000.00	$ 6,919,000.00
3-52	CELINA PKWY	CR 57 TO J FRED SMITH PKWY	0.22	4	P6D	28	100%	750	660	6	654	$ 3,292,000.00	$ 3,292,000.00
3-53	CELINA PKWY	J FRED SMITH PKWY TO WALNUT ST (FM 455)	0.72	4	P6D	New	100%	750	2160	0	2160	$ 23,884,000.00	$ 23,884,000.00
3-54	FM 428	WALNUT ST (FM 455) TO SUNSET BLVD	0.59	4	P6D	490	100%	750	1770	289	1481	$ 4,526,500.00	$ 4,526,500.00
3-55	FM 428	SUNSET BLVD TO 150 FT N OF CR 55	0.32	4	P6D	559	100%	750	960	179	781	$ 2,418,500.00	$ 2,418,500.00
3-56	CELINA PKWY	SUNSET BLVD TO 150 FT N OF FM 428	0.37	4	P6D	New	100%	750	1110	0	1110	$ 3,183,000.00	$ 3,183,000.00
3-57	LEGACY DR	690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR (BUS 28	0.32	4	P6D	New	100%	750	960	0	960	$ 5,503,000.00	$ 5,503,000.00
3-58	FLORIDA DR	FLORIDA TO J FRED SMITH	0.42	2	C2U	New	100%	475	399	0	399	$ 13,073,000.00	$ 13,073,000.00
3-59	FLORIDA DR	300 FT N OF MULBERRY CT TO PECAN ST	0.26	2	C2U	281	100%	475	247	73	174	$ 2,853,000.00	$ 2,853,000.00

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 3

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
3-60	LOUISIANA DR (BUS 289)	LEGACY DR TO GA MOORE PKWY	0.87	4	P6D	294	100%	750	2610	256	2354	$ 6,663,500.00	$ 6,663,500.00
3-61	LOUISIANA DR (BUS 289)	GA MOORE PKWY TO O'BRIEN	0.55	4	P6D	334	100%	750	1650	184	1466	$ 4,447,500.00	$ 4,447,500.00
3-62	LOUISIANA DR (BUS 289)	CR 994 TO O'BRIEN DR	0.5	4	P6D	334	100%	750	1500	167	1333	$ 3,819,500.00	$ 3,819,500.00
3-63	LOUISIANA DR (BUS 289)	CR 994 TO 1045 FT SOUTH OF CR 994	0.2	4	P6D	270	50%	750	300	27	273	$ 1,509,000.00	$ 754,500.00
3-64	LOUISIANA DR (BUS 289)	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY	0.25	4	P6D	270	100%	750	750	68	682	$ 9,972,500.00	$ 9,972,500.00
3-65	LOUISIANA DR (BUS 289)	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR	0.51	4	P6D	282	100%	750	1530	144	1386	$ 5,693,500.00	$ 5,693,500.00
3-66	OKLAHOMA DR (BUS 289)	ASH ST TO SUNSET BLVD	0.4	2	C2U	382	100%	475	380	153	227	$ 2,718,500.00	$ 2,718,500.00
3-67	OKLAHOMA DR (BUS 289)	SUNSET BLVD TO PRESTON RD	0.4	4	M4D	382	100%	650	1040	153	887	$ 3,069,000.00	$ 3,069,000.00
3-68	OKLAHOMA DR (BUS 289)	GLENDENNING PKWY TO OKLAHOMA DR	0.31	4	M4D	New	100%	650	806	0	806	$ 2,629,500.00	$ 2,629,500.00
3-69, 4-32	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	2	P6D (1/3)	1280	50%	750	368	314	54	$ 1,172,500.00	$ 586,250.00
3-70, 4-33	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.5	2	P6D (1/3)	1280	50%	750	375	320	55	$ 1,202,000.00	$ 601,000.00
3-71, 4-34	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1	2	P6D (1/3)	1280	50%	750	750	640	110	$ 2,391,500.00	$ 1,195,750.00
3-72, 4-35	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	2	P6D (1/3)	2053	50%	750	383	524	-141	$ 1,217,500.00	$ 608,750.00
3-73, 4-36	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	2	P6D (1/3)	2363	50%	750	255	402	-147	$ 818,500.00	$ 409,250.00
3-74, 4-37	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	2	P6D (1/3)	2363	50%	750	285	449	-164	$ 2,361,000.00	$ 1,180,500.00
3-75, 4-38	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	2	P6D (1/3)	2363	50%	750	270	425	-155	$ 852,500.00	$ 426,250.00
3-76, 4-39	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	2	P6D (1/3)	2727	50%	750	480	873	-393	$ 1,533,500.00	$ 766,750.00
2-25, 3-77	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	2	P6D (1/3)	1280	50%	750	293	250	43	$ 922,000.00	$ 461,000.00
	Int. Improvements	FM 455 & O'Brien Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	FM 455 & J Fred Smith Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Dallas North Tollway & CR 9					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Legacy Dr & J Fred Smith Pkwy					50%					$ 600,000.00	$ 300,000.00
	Int. Improvements	Celina Pkwy & O'Brien Dr					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Legacy Dr & O'Brien Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	J Fred Smith Pkwy & Celina Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Louisiana Dr & CR 994					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Louisiana Dr & O'Brien Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Louisiana Dr & GA Moore Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Louisiana Dr & J Fred Smith Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Dallas North Tollway & Mobberly Rd					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Celina Pkwy & Walnut					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Celina Pkwy & Sunset Blvd					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	BUS 289 & Sunset Blvd					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	BUS 289 & Ash St					100%					$ 450,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & BUS 289					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Preston Rd & Glendenning Pkwy					25%					$ 1,500,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & Ash St					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Preston Rd & FM 455					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & GA Moore Pkwy					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Massey Dr					100%					$ 600,000.00	$ 600,000.00
	Int. Improvements	Preston Rd & Settlers Ridge Rd					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Lynn Stambaugh Pkwy					50%					$ 1,200,000.00	$ 600,000.00
	Int. Improvements	Preston Rd & Sunset Blvd					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Celina Pkwy & Glendenning Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Dallas North Tollway & Glendenning Pkwy					50%					$ 1,650,000.00	$ 825,000.00
	Int. Improvements	Glendenning Pkwy & Huddleston Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Glendenning Pkwy & Legacy Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Legacy Dr & Dallas North Tollway					100%					$ 1,800,000.00	$ 1,800,000.00
	Int. Improvements	Dallas North Tollway & O'Brien Dr					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Florida Dr & J Fred Smith					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Glendenning Pkwy & Oklahoma Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Glendenning Pkwy & McNabb Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Oklahoma Dr & Legacy Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Legacy Dr & GA Moore Parkway					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Mobberly Rd & Legacy Dr					200%					$ 600,000.00	$ 1,200,000.00
	Int. Improvements	Preston Rd & Massey Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & Robinson Dr					50%					$ 150,000.00	$ 75,000.00
SUBTOTAL									**71,799**	**7,809**	**63,990**	**$ 651,733,500**	**$ 531,238,500**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 3 $ 531,269,929

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 4

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
2-14, 4-1	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	4	M4D	502	50%	650	767	148	619	$ 8,968,000.00	$ 4,484,000.00
2-15, 4-2	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.50	4	M4D	348	50%	650	650	87	563	$ 7,683,000.00	$ 3,841,500.00
2-16, 4-3	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	4	M4D	348	50%	650	312	42	270	$ 3,697,000.00	$ 1,848,500.00
4-4	G A MOORE PKWY	PRESTON RD TO COIT RD	0.32	4	P6D	208	100%	750	960	67	893	$ 4,924,000.00	$ 4,924,000.00
4-5	G A MOORE PKWY	1680 FT E OF PRESTON RD TO COIT RD	0.37	4	P6D	New	100%	750	1110	0	1110	$ 6,318,000.00	$ 6,318,000.00
4-6	G A MOORE PKWY	COIT RD TO MCILROY DR	1.30	4	P6D	New	100%	750	3900	0	3900	$ 22,270,000.00	$ 22,270,000.00
4-7	G A MOORE PKWY	MCILROY DR TO 2042.6 FT EAST OF MCILROY	0.39	4	P6D	New	100%	750	1170	0	1170	$ 7,142,000.00	$ 7,142,000.00
4-8	G A MOORE PKWY (CR 128)	CUSTER RD TO PETERMAN PARKWAY	0.34	4	P6D	11	50%	750	510	2	508	$ 5,242,000.00	$ 2,621,000.00
4-9	G A MOORE PKWY	CUSTER RD TO PETERMAN PARKWAY	0.06	4	P6D	New	100%	750	180	0	180	$ 5,750,000.00	$ 5,750,000.00
4-10	PETERMAN PARKWAY	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170	0.34	4	P6D	198	50%	750	510	34	476	$ 5,156,000.00	$ 2,578,000.00
4-11	MASSEY DR (CR 101)	COIT RD TO 927.3 FT EAST OF COIT RD	0.18	2	C2U	26	50%	475	86	2	84	$ 1,933,000.00	$ 966,500.00
4-12	CR 130	CR 101 TO CUSTER RD	0.65	2	C2U	26	100%	475	618	17	601	$ 7,178,000.00	$ 7,178,000.00
4-13	CR 130	CUSTER RD TO 700 FT E OF MCILROY DR	0.22	2	C2U	26	100%	475	209	6	203	$ 2,394,000.00	$ 2,394,000.00
4-14	CR 130	720 FT WEST OF CUSTER RD TO MCILROY RD	0.14	2	C2U	26	50%	475	67	2	65	$ 1,505,000.00	$ 752,500.00
4-15	J FRED SMITH PKWY	PRESTON RD TO 1315 FT EAST OF PRESTON	0.25	4	P6D	26	100%	750	750	7	743	$ 3,798,000.00	$ 3,798,000.00
4-16	J FRED SMITH PKWY	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR	0.20	4	P6D	New	100%	750	600	0	600	$ 3,485,000.00	$ 3,485,000.00
4-17	J FRED SMITH PKWY	1960 FT WEST OF COIT RD TO COIT RD	0.37	4	P6D	26	100%	750	1110	10	1100	$ 5,676,000.00	$ 5,676,000.00
4-18	J FRED SMITH PKWY	CR 101 TO ROSELAND DR	0.42	4	P6D	New	100%	750	1260	0	1260	$ 7,262,000.00	$ 7,262,000.00
4-19	J FRED SMITH PKWY	ROSELAND DR TO CUSTER RD	0.68	4	P6D	New	100%	750	2040	0	2040	$ 11,770,000.00	$ 11,770,000.00
4-20	J FRED SMITH PKWY	CUSTER RD TO PETERMAN PKWY	0.91	4	P6D	258	100%	750	2730	235	2495	$ 13,934,000.00	$ 13,934,000.00
4-21	LYNN STAMBAUGH PKWY	PRESTON RD TO COIT RD	0.92	4	M4D	357	100%	650	2392	328	2064	$ 14,049,000.00	$ 14,049,000.00
4-22	LYNN STAMBAUGH PKWY	COIT RD TO 721.1 FT WEST OF CR 98	0.40	4	M4D	404	100%	650	1040	162	878	$ 6,152,000.00	$ 6,152,000.00
4-23	LYNN STAMBAUGH PKWY	FM 455 TO CR 98	0.15	4	M4D	New	100%	650	390	0	390	$ 2,507,000.00	$ 2,507,000.00
4-24	LYNN STAMBAUGH PKWY	CR 98 TO ROSELAND PKWY	0.51	4	M4D	New	50%	650	663	0	663	$ 8,694,000.00	$ 4,347,000.00
4-25	OUSLEY BLVD	PRESTON RD TO FM 455	0.78	4	P6D	New	100%	750	2340	0	2340	$ 13,382,000.00	$ 13,382,000.00
4-26	OUSLEY BLVD (FM 455)	2250 FT EAST OF COIT RD TO COIT RD	0.43	4	P6D	198	100%	750	1290	85	1205	$ 3,249,500.00	$ 3,249,500.00
4-27	SUNSET BLVD	PRESTON RD TO COIT RD	1.20	4	M4D	123	100%	650	3120	148	2972	$ 18,367,000.00	$ 18,367,000.00
4-28, 7-1	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	4	M4D	New	50%	650	1638	0	1638	$ 29,627,000.00	$ 14,813,500.00
4-29, 7-2	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	4	M4D	98	50%	650	676	25	651	$ 7,855,000.00	$ 3,927,500.00
4-30, 7-3	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	2	P6D (1/2)	36	50%	750	165	4	161	$ 1,952,000.00	$ 976,000.00
4-31, 7-4	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	2	C2U	36	50%	475	209	8	201	$ 4,859,000.00	$ 2,429,500.00
3-69, 4-32	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	2	P6D (1/3)	1280	50%	750	368	314	54	$ 1,172,500.00	$ 586,250.00
3-70, 4-33	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.50	2	P6D (1/3)	1280	50%	750	375	320	55	$ 1,202,000.00	$ 601,000.00
3-71, 4-34	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1.00	2	P6D (1/3)	1280	50%	750	750	640	110	$ 2,391,500.00	$ 1,195,750.00
3-72, 4-35	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	2	P6D (1/3)	2053	50%	750	383	524	-141	$ 1,217,500.00	$ 608,750.00
3-73, 4-36	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	2	P6D (1/3)	2363	50%	750	255	402	-147	$ 818,500.00	$ 409,250.00
3-74, 4-37	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	2	P6D (1/3)	2363	50%	750	285	449	-164	$ 2,361,000.00	$ 1,180,500.00
3-75, 4-38	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	2	P6D (1/3)	2363	50%	750	270	425	-155	$ 852,500.00	$ 426,250.00
3-76, 4-39	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	2	P6D (1/3)	2727	50%	750	480	873	-393	$ 1,533,500.00	$ 766,750.00
4-40	COIT RD	ROBINSON DR TO 750 FT N OF GA MOORE PKWY	0.49	4	M4D	228	100%	650	1274	112	1162	$ 7,451,000.00	$ 7,451,000.00
4-41	COIT RD	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY	0.14	4	P6D	228	50%	750	210	16	194	$ 2,167,000.00	$ 1,083,500.00
4-42	COIT RD	GA MOORE PKWY TO MASSEY DR	0.36	4	P6D	228	100%	750	1080	82	998	$ 5,458,000.00	$ 5,458,000.00
4-43	COIT RD	MASSEY DR TO J FRED SMITH PKWY	1.01	4	P6D	209	50%	750	1515	106	1409	$ 15,407,000.00	$ 7,703,500.00
4-44	COIT RD	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.50	4	P6D	209	50%	750	750	52	698	$ 7,639,000.00	$ 3,819,500.00
4-45	COIT RD	LYNN STAMBAUGH PKWY TO OUSLEY BLVD	0.50	4	P6D	173	100%	750	1500	87	1413	$ 7,683,000.00	$ 7,683,000.00
4-46	COIT RD	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY	0.14	4	P6D	133	50%	750	210	9	201	$ 2,066,000.00	$ 1,033,000.00
4-47	COIT RD	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD	0.27	4	P6D	133	50%	750	405	18	387	$ 4,145,000.00	$ 2,072,500.00
4-48	COIT RD	SUNSET BLVD TO CR 92	0.24	4	P6D	1940	50%	750	360	233	127	$ 3,596,000.00	$ 1,798,000.00
4-49, 7-22	COIT RD	GLENDENNING PKWY TO CR 92	0.29	2	P6D (1/2)	1940	50%	750	218	281	-63	$ 2,538,000.00	$ 1,269,000.00
4-50	CR 101	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.54	2	C2U	198	50%	475	257	53	204	$ 5,946,000.00	$ 2,973,000.00
4-51	ROSELAND PKWY	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.55	4	M4D	New	100%	650	1430	0	1430	$ 9,523,000.00	$ 9,523,000.00
4-52	ROSELAND PKWY	SUNSET BLVD TO 2820 FT N OF SUNSET	0.53	2	C2U	New	100%	475	504	0	504	$ 6,643,000.00	$ 6,643,000.00
4-53	CUSTER RD	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR	0.14	4	P6D	14	50%	750	210	1	209	$ 2,094,000.00	$ 1,047,000.00
4-54	CUSTER RD	GA MOORE PKWY TO 1960 FT N OF GA MOORE	0.37	4	P6D	14	100%	750	1110	5	1105	$ 5,660,000.00	$ 5,660,000.00
4-55	CUSTER RD	1025 FT SOUTH OF GA MOORE TO CR 130	0.16	4	P6D	New	100%	750	480	0	480	$ 2,719,000.00	$ 2,719,000.00
4-56	CUSTER RD	CR 130 TO CUSTER RD	0.55	4	P6D	New	100%	750	1650	0	1650	$ 9,427,000.00	$ 9,427,000.00
4-57	MCILROY RD	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	0.24	2	C2U	11	50%	475	114	1	113	$ 2,602,000.00	$ 1,301,000.00

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 4

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
4-58	MCILROY RD	1150 FT S OF GA MOORE TO CR 130	0.17	2	C2U	11	50%	475	81	1	80	$ 1,912,000.00	$ 956,000.00
4-59	CUSTER RD	CHURCH ST TO J FRED SMITH PKWY	0.30	4	P6D	11	100%	750	900	3	897	$ 4,650,000.00	$ 4,650,000.00
4-60	CUSTER RD	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH	0.23	4	P6D	New	100%	750	690	0	690	$ 3,892,000.00	$ 3,892,000.00
4-61	PETERMAN PARKWAY	2676.7 FT N OF J FRED TO J FRED SMITH PKWY	0.51	4	P6D	148	50%	750	765	38	727	$ 7,740,000.00	$ 3,870,000.00
4-62	MASSEY DR	PRESTON RD TO COIT RD	0.83	2	C2U	New	100%	475	789	0	789	$ 10,354,000.00	$ 10,354,000.00
	Int. Improvements	Coit Road & Robinson Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Coit Rd & GA Moore Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Coit Rd & Massey Dr					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	GA Moore Pkwy & McIlroy Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Coit Rd & J Fred Smith Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	J Fred Smith Pkwy & McIlroy Rd-Roseland Pkwy					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	Custer Rd & J Fred Smith Pkwy					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	J Fred Smith Pkwy & Peterman Parkway					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Coit Rd & Lynn Stambaugh Pkwy					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Lynn Stambaugh Pkwy & Roseland Pkwy					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Coit Rd & Ousley Blvd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Sunset Blvd & Roseland Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Sunset Blvd & Coit Rd					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	Custer Rd & Sunset Blvd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Coit Rd & SA4_Rd1					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	SA4_Rd1 & McIlroy Dr					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	SA4_Rd1 & Custer Rd					25%					$ 450,000.00	$ 112,500.00
	Int. Improvements	J Fred Smith Pkwy & Custer Rd					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	J Fred Smith Pkwy & SA4_Rd3					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Lynn Stambaugh Pkwy & Coit Rd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Preston Rd & BUS 289					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Preston Rd & Glendenning Pkwy					25%					$ 1,500,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & Ash St					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Preston Rd & FM 455					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & GA Moore Pkwy					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Settlers Ridge Rd					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Lynn Stambaugh Pkwy					50%					$ 1,200,000.00	$ 600,000.00
	Int. Improvements	Preston Rd & Sunset Blvd					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	GA Moore Pkwy & Custer Rd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Preston Rd & Massey Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & Robinson Dr					25%					$ 150,000.00	$ 37,500.00
SUBTOTAL									**53,130**	**6,464**	**46,666**	**$ 416,789,500**	**$ 324,516,000**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 4 $ 324,547,429

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 5

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
5-1	MOBBERLY RD	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY	0.48	4	P6D	8	50%	750	720	2	718	$ 44,142,000.00	$ 22,071,000.00
5-2	GLENDENNING PKWY	SMILEY RD TO 2610 FT EAST OF SMILEY	0.49	4	P6D	New	100%	750	1470	0	1470	$ 23,718,000.00	$ 23,718,000.00
5-3	GLENDENNING PKWY	1965 FT WEST OF MCNABB DR TO MCNABB DR	0.48	4	P6D	590	50%	750	720	142	578	$ 7,379,000.00	$ 3,689,500.00
5-4	GLENDENNING PKWY	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB	0.12	4	P6D	590	100%	750	360	71	289	$ 1,806,000.00	$ 1,806,000.00
5-5	GLENDENNING PKWY	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE	0.15	4	P6D	590	50%	750	225	44	181	$ 2,310,000.00	$ 1,155,000.00
5-6	GLENDENNING PKWY	1240 FT W OF CNTY LINE TO COUNTY LINE	0.23	4	P6D	590	100%	750	690	136	554	$ 3,581,000.00	$ 3,581,000.00
5-7	PUNK CARTER PKWY (FM 428)	MAYER PKWY TO BOTHWELL BLVD	0.55	4	P6D	875	50%	750	825	241	584	$ 10,459,000.00	$ 5,229,500.00
5-8	PUNK CARTER PKWY	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV	0.57	4	P6D	New	100%	750	1710	0	1710	$ 9,736,000.00	$ 9,736,000.00
5-9	PUNK CARTER PKWY	3850 FT E OF BOTHWELL BLV TO SMILEY RD	0.38	4	P6D	New	50%	750	570	0	570	$ 6,610,000.00	$ 3,305,000.00
5-10	CAREY RD	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV	0.53	2	C2U	New	100%	475	504	0	504	$ 6,562,000.00	$ 6,562,000.00
5-11	CAREY RD	BOTHWELL BLVD TO SMILEY RD	0.38	2	C2U	New	50%	475	181	0	181	$ 4,783,000.00	$ 2,391,500.00
5-12	CAREY RD	SMILEY RD TO 945 FT WEST OF MCNABB	0.32	2	C2U	7	50%	475	152	1	151	$ 8,518,000.00	$ 4,259,000.00
5-13	CAREY RD	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR	0.40	2	C2U	7	50%	475	190	1	189	$ 4,440,000.00	$ 2,220,000.00
5-14	CAREY RD	1865 FT WEST OF LEGACY TO LEGACY DR	0.35	2	C2U	7	100%	475	333	2	331	$ 6,017,000.00	$ 6,017,000.00
5-15	CRUTCHFIELD DR	665 FT W OF BOTHWELL TO BOTHWELL BLVD	0.13	2	M4D (1/2)	261	50%	650	85	17	68	$ 1,100,000.00	$ 550,000.00
5-16	FRONTIER PKWY / PARVIN RD	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL	0.68	2	P6D (1/2)	831	50%	750	510	283	227	$ 5,919,000.00	$ 2,959,500.00
5-17	FRONTIER PKWY	SMILEY RD TO 3150 FT W OF SMILEY RD	0.59	4	P6D	480	50%	750	885	142	743	$ 9,053,000.00	$ 4,526,500.00
5-18	FRONTIER PKWY	500 FT S OF WILD TULIP DR TO LEGACY DR	0.52	4	P6D	-1998	100%	750	1560	-1039	2599	$ 7,986,000.00	$ 7,986,000.00
5-19	FRONTIER PKWY	LEGACY DR TO 500 FT S OF WILD TULIP DR	0.56	4	P6D	1263	100%	750	1680	707	973	$ 14,373,000.00	$ 14,373,000.00
5-20	MAYER PKWY (FM 1385)	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY	1.11	4	P6D	1263	50%	750	1665	701	964	$ 12,137,500.00	$ 6,068,750.00
5-21	MAYER PKWY (FM 1385)	3325 FT N OF FRONTIER TO FRONTIER PKWY	0.63	4	P6D	1598	50%	750	945	503	442	$ 4,801,500.00	$ 2,400,750.00
5-22	BOTHWELL BLVD (FM 428)	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG	0.20	4	M4D	0	50%	650	260	0	260	$ 1,524,000.00	$ 762,000.00
5-23	BOTHWELL BLVD (FM 428)	PUNK CARTER TO SMILEY RD	0.33	4	M4D	0	100%	650	858	0	858	$ 2,512,500.00	$ 2,512,500.00
5-24	SMILEY RD	CELINA RD TO OUTER LOOP EXTENSION	1.01	4	P6D	0	50%	750	1515	0	1515	$ 29,052,000.00	$ 14,526,000.00
5-25	SMILEY RD	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN	0.17	4	P6D	35	50%	750	255	3	252	$ 2,657,000.00	$ 1,328,500.00
5-26	SMILEY RD	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY	0.25	4	P6D	35	50%	750	375	4	371	$ 3,754,000.00	$ 1,877,000.00
5-27	SMILEY RD	CAREY RD TO 1335 FT SOUTH OF CAREY	0.25	4	P6D	35	100%	750	750	9	741	$ 3,855,000.00	$ 3,855,000.00
5-28	SMILEY RD	MERRITT WAY TO 325 FT N OF MERRITT WAY	0.06	4	P6D	35	100%	750	180	2	178	$ 5,718,000.00	$ 5,718,000.00
5-29	SMILEY RD	1990 FT N OF FRONTIER TO FRONTIER PKWY	0.39	4	P6D	35	50%	750	585	7	578	$ 35,302,000.00	$ 17,651,000.00
5-30, 6-21	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	4	P6D	360	50%	750	285	34	251	$ 2,845,000.00	$ 1,422,500.00
5-31, 6-22	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	4	P6D	360	50%	750	705	85	620	$ 7,191,000.00	$ 3,595,500.00
5-32, 6-23	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	4	P6D	16	50%	750	1185	6	1179	$ 50,248,000.00	$ 25,124,000.00
5-33, 6-24	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	4	P6D	370	50%	750	585	72	513	$ 20,155,000.00	$ 10,077,500.00
5-34, 6-25	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	4	P6D	370	50%	750	270	33	237	$ 2,715,000.00	$ 1,357,500.00
5-35, 6-26	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	2	P6D (1/3)	370	50%	750	315	78	237	$ 1,993,000.00	$ 996,500.00
5-36	LEGACY DR	FRONTIER PKWY TO OLD PARVIN RD	0.46	4	P6D	367	50%	750	690	84	606	$ 13,693,000.00	$ 6,846,500.00
5-37	FRONTIER PKWY	1475 FT W OF GOOD HOPE TO GOOD HOPE	0.28	4	P6D	1121	50%	750	420	157	263	$ 10,877,000.00	$ 5,438,500.00
5-38	McNABB DR	MOBBERLY RD TO GLENDENNING PKWY	0.82	2	C2U	New	100%	475	779	0	779	$ 10,154,000.00	$ 10,154,000.00
	Int. Improvements	Frontier Pkwy & Legacy Dr					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Legacy Dr & Clear Creek Pkwy					50%					$ 1,200,000.00	$ 600,000.00
	Int. Improvements	Legacy Dr & Carey Rd					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Collin County Outer Loop & Legacy Dr					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Frontier Pkwy & Smiley Rd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Parvin Rd & Bothwell Blvd					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Mayer Pkwy & Crutchfield Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Smiley Rd & Carey Rd					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Punk Carter Pkwy & Mayer Pkwy					25%					$ 300,000.00	$ 75,000.00
	Int. Improvements	Outer Loop Extension & Smiley Rd					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Mobberly Rd & McNabb Dr					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Smiley Rd & Celina Rd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Punk Carter Pkwy & Mayer Pkwy					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Dallas North Tollway & Mobberly Rd					25%					$ 1,800,000.00	$ 450,000.00
SUBTOTAL									**25,992**	**2,528**	**23,464**	**$ 414,376,500**	**$ 252,572,500**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 5 $ 252,603,929

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 6

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
3-30, 6-1	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	4	P6D	590	50%	750	780	153	627	$ 3,993,000.00	$ 1,996,500.00
3-31, 6-2	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	4	P6D	595	50%	750	1260	250	1010	$ 6,368,000.00	$ 3,184,000.00
3-32, 6-3	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	4	P6D	701	50%	750	825	193	632	$ 6,368,000.00	$ 3,184,000.00
3-35, 6-4	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	4	P6D	36	50%	750	915	11	904	$ 18,254,000.00	$ 9,127,000.00
6-5	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.43	2	P6D (1/3)	497	100%	750	645	214	431	$ 6,660,000.00	$ 6,660,000.00
6-6	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.46	2	P6D (1/2)	572	100%	750	690	263	427	$ 4,051,000.00	$ 4,051,000.00
6-7	PUNK CARTER PKWY	HUDDLESTON DR TO DALLAS NORTH TOLLWAY	0.59	2	P6D (1/2)	572	100%	750	885	337	548	$ 5,175,000.00	$ 5,175,000.00
6-8	PUNK CARTER PKWY	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT	0.15	2	P6D (1/3)	138	100%	750	225	21	204	$ 718,000.00	$ 718,000.00
6-9	PUNK CARTER PKWY	800 FT EAST OF DNT TO LIGHT FARMS WAY	0.31	2	P6D (1/3)	138	50%	750	233	21	212	$ 1,480,000.00	$ 740,000.00
6-10	CAREY RD	LEGACY DR TO 2050 FT E OF LEGACY DR	0.39	2	C2U	New	100%	475	371	0	371	$ 9,171,000.00	$ 9,171,000.00
6-11	CAREY RD	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY	0.82	2	C2U	New	100%	475	779	0	779	$ 16,552,000.00	$ 16,552,000.00
6-12	DOE BRANCH BLVD	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK	0.22	4	M4D	New	100%	650	572	0	572	$ 3,842,000.00	$ 3,842,000.00
6-13	DOE BRANCH BLVD	3775 FT W OF DNT TO DNT	0.71	4	M4D	New	100%	650	1846	0	1846	$ 12,292,000.00	$ 12,292,000.00
6-14	CLEAR CREEK PKWY	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	0.48	4	M4D	New	100%	650	1248	0	1248	$ 8,189,000.00	$ 8,189,000.00
6-15	FRONTIER PKWY	LEGACY DR TO DALLAS NORTH TOLLWAY	1.08	4	P6D	1152	50%	750	1620	622	998	$ 19,402,000.00	$ 9,701,000.00
6-16	FRONTIER PKWY	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR	0.22	2	P6D (1/3)	1152	50%	750	165	127	38	$ 1,038,000.00	$ 519,000.00
6-17	FRONTIER PKWY	BRIDGEWATER DR TO PRAIRIE CROSSING	0.32	2	P6D (1/3)	1152	50%	750	240	184	56	$ 1,530,000.00	$ 765,000.00
6-18	FRONTIER PKWY	PRAIRIE CROSSING TO BNSF	0.15	2	P6D (1/3)	1190	50%	750	113	89	24	$ 722,000.00	$ 361,000.00
6-19	FRONTIER PKWY	WORTHINGTON WAY TO PRESTON RD	0.51	2	P6D (1/3)	1190	50%	750	383	303	80	$ 2,440,000.00	$ 1,220,000.00
6-20	LEGACY DR	GLENDENNING PKWY TO OUTER LOOP	0.98	4	P6D	New	100%	750	2940	0	2940	$ 16,931,000.00	$ 16,931,000.00
5-30, 6-21	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	4	P6D	360	50%	750	285	34	251	$ 2,845,000.00	$ 1,422,500.00
5-31, 6-22	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	4	P6D	360	50%	750	705	85	620	$ 7,191,000.00	$ 3,595,500.00
5-32, 6-23	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	4	P6D	16	50%	750	1185	6	1179	$ 50,248,000.00	$ 25,124,000.00
5-33, 6-24	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	4	P6D	370	50%	750	585	72	513	$ 20,155,000.00	$ 10,077,500.00
5-34, 6-25	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	2	P6D (1/2)	370	50%	750	135	33	102	$ 1,555,000.00	$ 777,500.00
5-35, 6-26	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	2	P6D (1/3)	370	50%	750	315	78	237	$ 1,993,000.00	$ 996,500.00
6-27	HUDDLESTON DR	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING	0.38	4	M4D	New	50%	650	494	0	494	$ 6,447,000.00	$ 3,223,500.00
6-28	HUDDLESTON DR	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING	0.38	2	M4D (1/2)	89	50%	650	247	17	230	$ 3,299,000.00	$ 1,649,500.00
6-29	HUDDLESTON DR	PUNK CARTER PKWY TO CAREY RD	0.33	4	M4D	New	100%	650	858	0	858	$ 5,731,000.00	$ 5,731,000.00
6-30	CELINA PKWY	790 FT N OF GREENWAY TO 170 FT S OF ALAN	0.32	4	P6D	106	100%	750	960	34	926	$ 4,954,000.00	$ 4,954,000.00
6-31	CELINA PKWY	ALAN DR TO OUTER LOOP	0.53	4	P6D	New	100%	750	1590	0	1590	$ 9,149,000.00	$ 9,149,000.00
6-32, 7-23	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	2	P6D (1/3)	2727	50%	750	548	995	-447	$ 1,734,000.00	$ 867,000.00
6-33, 7-26	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	2	P6D (1/3)	2686	50%	750	413	739	-326	$ 1,301,000.00	$ 650,500.00
6-34, 7-24	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	2	P6D (1/3)	2983	50%	750	383	761	-378	$ 1,215,500.00	$ 607,750.00
6-35, 7-25	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.90	2	P6D (1/3)	3094	50%	750	675	1392	-717	$ 3,810,000.00	$ 1,905,000.00
6-36	PUNK CARTER PKWY	775 FT E OF LIGHT FARMS TO PRESTON RD	1.04	4	P6D	New	100%	750	3120	0	3120	$ 37,769,000.00	$ 37,769,000.00
	Int. Improvements	Preston Rd & Collin County Outer Loop					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Preston Rd & Punk Carter Pkwy					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & Ownsby Pkwy					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & John Cambell					50%					$ 150,000.00	$ 75,000.00
	Int. Improvements	Preston Rd & Frontier Pkwy					25%					$ 450,000.00	$ 112,500.00
	Int. Improvements	Collin County Outer Loop & Celina Pkwy					100%					$ 1,800,000.00	$ 1,800,000.00
	Int. Improvements	Punk Carter Pkwy & Light Farms Way					25%					$ 1,050,000.00	$ 262,500.00
	Int. Improvements	Frontier Pkwy & Worthington Way					50%					$ 600,000.00	$ 300,000.00
	Int. Improvements	Dallas North Tollway & Light Farms Way					100%					$ 1,350,000.00	$ 1,350,000.00
	Int. Improvements	Dallas North Tollway & Frontier Pkwy					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Dallas North Tollway & Punk Carter Pkwy					100%					$ 1,800,000.00	$ 1,800,000.00
	Int. Improvements	Dallas North Tollway & Clear Creek Pkwy					100%					$ 600,000.00	$ 600,000.00
	Int. Improvements	Punk Carter Pkwy & Huddleston Dr					100%					$ 1,500,000.00	$ 1,500,000.00
	Int. Improvements	Frontier Pkwy & Doe Branch Blvd					50%					$ 600,000.00	$ 300,000.00
	Int. Improvements	Legacy Dr & Punk Carter Pkwy					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Punk Carter Pkwy & Huddleston Dr					100%					$ 1,500,000.00	$ 1,500,000.00
	Int. Improvements	Collin County Outer Loop & Dallas North Tollway					100%					$ 1,800,000.00	$ 1,800,000.00
	Int. Improvements	Carey Rd & Huddleston Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Celina Pkwy & Glendenning Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Dallas North Tollway & Glendenning Pkwy					50%					$ 1,650,000.00	$ 825,000.00
	Int. Improvements	Glendenning Pkwy & Huddleston Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Glendenning Pkwy & Legacy Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Frontier Pkwy & Legacy Dr					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Legacy Dr & Clear Creek Pkwy					50%					$ 1,200,000.00	$ 600,000.00
	Int. Improvements	Preston Rd & Glendenning Pkwy					25%					$ 1,500,000.00	$ 375,000.00
	Int. Improvements	Collin County Outer Loop & Legacy Dr					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Glendenning Pkwy & Oklahoma Dr					50%					$ 750,000.00	$ 375,000.00
	Prior ROW Dedication - Various Developments	Dallas North Tollway ROW					100%					$ 8,724,920.00	$ 8,724,920.00
SUBTOTAL									**29,233**	**7,034**	**22,199**	**$ 345,097,420**	**$ 251,853,170**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 6 $ 251,884,599

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 7

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
4-28, 7-1	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	4	M4D	New	50%	650	1638	0	1638	$ 29,627,000.00	$ 14,813,500.00
4-29, 7-2	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	4	M4D	98	50%	650	676	25	651	$ 7,855,000.00	$ 3,927,500.00
4-30, 7-3	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	4	P6D	36	50%	750	330	4	326	$ 3,409,000.00	$ 1,704,500.00
4-31, 7-4	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	2	C2U	36	50%	475	209	8	201	$ 4,859,000.00	$ 2,429,500.00
7-5	CHOATE PKWY	2020 FT N OF OUTER LOOP TO OUTER LOOP	0.38	4	P6D	New	100%	750	1140	0	1140	$ 6,577,000.00	$ 6,577,000.00
7-6	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.39	2	P6D (1/3)	804	100%	750	585	314	271	$ 1,859,000.00	$ 1,859,000.00
7-7	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.48	4	P6D	804	100%	750	1440	386	1054	$ 7,249,000.00	$ 7,249,000.00
7-8	CHOATE PKWY	COIT RD TO 960 FT EAST OF COIT RD	0.18	4	P6D	804	100%	750	540	145	395	$ 2,729,000.00	$ 2,729,000.00
7-9	CHOATE PKWY	575 FT W OF WILSON CRK TO WILSON CRK	0.11	4	P6D	804	100%	750	330	88	242	$ 1,676,000.00	$ 1,676,000.00
7-10	CHOATE PKWY	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK	0.24	4	P6D	804	50%	750	360	96	264	$ 4,159,000.00	$ 2,079,500.00
7-11	CHOATE PKWY	1800 FT W OF ROSELAND TO ROSELAND PKWY	0.34	4	P6D	804	100%	750	1020	273	747	$ 5,184,000.00	$ 5,184,000.00
7-12	CHOATE PKWY	ROSELAND PKWY TO CUSTER RD	0.50	4	P6D	5	100%	750	1500	3	1497	$ 7,596,000.00	$ 7,596,000.00
7-13	OWNSBY PKWY	PRESTON RD TO CR 83	1.00	2	P6D (1/3)	188	100%	750	1500	188	1312	$ 4,748,000.00	$ 4,748,000.00
7-14	OWNSBY PKWY	CR 83 TO COIT RD	0.27	2	P6D (1/3)	188	100%	750	405	51	354	$ 1,290,000.00	$ 1,290,000.00
7-15	OWNSBY PKWY	WELLS WAY TO 2207.8 FT W OF ROSELAND	0.61	4	P6D	New	100%	750	1830	0	1830	$ 12,068,000.00	$ 12,068,000.00
7-16	OWNSBY PKWY	2215 FT W OF ROSELAND TO ROSELAND PKWY	0.42	2	P6D (1/3)	110	100%	750	630	46	584	$ 1,998,000.00	$ 1,998,000.00
7-17	OWNSBY PKWY	ROSELAND PKWY TO CUSTER RD	0.54	2	P6D (1/3)	220	100%	750	810	119	691	$ 2,588,000.00	$ 2,588,000.00
7-18	FRONTIER PKWY (FM 1461)	PRESTON RD TO COIT RD	0.98	4	P6D	1190	50%	750	1470	583	887	$ 7,494,000.00	$ 3,747,000.00
7-19	FRONTIER PKWY (FM 1461)	COIT RD TO WELLS WAY	0.63	4	P6D	1176	50%	750	945	370	575	$ 4,830,000.00	$ 2,415,000.00
7-20	FRONTIER PKWY (FM 1461)	WELLS WAY TO WATERVIEW TRL	0.67	4	P6D	1362	50%	750	1005	456	549	$ 5,321,000.00	$ 2,660,500.00
7-21	FRONTIER PKWY (FM 1461)	WATERVIEW TRL TO CUSTER RD	0.84	4	P6D	958	50%	750	1260	402	858	$ 6,390,000.00	$ 3,195,000.00
4-49, 7-22	COIT RD	GLENDENNING PKWY TO CR 92	0.29	4	P6D	1940	50%	750	435	281	154	$ 4,434,000.00	$ 2,217,000.00
6-32, 7-23	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	4	P6D	2727	50%	750	1095	995	100	$ 5,552,000.00	$ 2,776,000.00
6-34, 7-24	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	4	P6D	2983	50%	750	765	761	4	$ 3,892,000.00	$ 1,946,000.00
6-35, 7-25	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.90	4	P6D	3094	50%	750	1350	1392	-42	$ 9,785,500.00	$ 4,892,750.00
6-33, 7-26	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	4	P6D	2686	50%	750	825	739	86	$ 4,166,000.00	$ 2,083,000.00
7-27	COIT RD	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING	0.22	2	P6D (1/2)	141	100%	750	330	31	299	$ 1,885,000.00	$ 1,885,000.00
7-28	COIT RD	1140 FT S OF GLENDENNING TO OUTER LOOP	0.47	4	P6D	141	50%	750	705	33	672	$ 7,205,000.00	$ 3,602,500.00
7-29	COIT RD	OUTER LOOP TO CHOATE PKWY	0.32	4	P6D	134	50%	750	480	21	459	$ 4,867,000.00	$ 2,433,500.00
7-30	COIT RD	CHOATE PKWY TO 1787.9 FT S OF CHOATE	0.34	2	P6D (1/2)	134	100%	750	510	46	464	$ 2,976,000.00	$ 2,976,000.00
7-31	COIT RD	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER	0.40	4	P6D	448	100%	750	1200	179	1021	$ 6,065,000.00	$ 6,065,000.00
7-32	COIT RD	490 FT N OF OWNSBY PKWY TO CR 84	0.28	4	P6D	456	50%	750	420	64	356	$ 4,216,000.00	$ 2,108,000.00
7-33	COIT RD	CR 84 TO 2147 FT N OF FRONTIER	0.77	2	P6D (1/3)	456	100%	750	1155	351	804	$ 3,671,000.00	$ 3,671,000.00
7-34	COIT RD	1585 FT N OF FRONTIER TO FRONTIER PKWY	0.30	2	P6D (1/2)	456	100%	750	450	137	313	$ 2,621,000.00	$ 2,621,000.00
7-35	WELLS WAY	OWNSBY PKWY TO WELLS WAY	0.17	2	C2U	New	50%	475	81	0	81	$ 2,109,000.00	$ 1,054,500.00
7-36	ROSELAND PKWY	CHOATE PKWY TO NATIVE DANCER CT	0.49	2	C2U	New	100%	475	466	0	466	$ 6,079,000.00	$ 6,079,000.00
7-37	CUSTER RD (FM 2478)	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP	0.66	4	P6D	826	50%	750	990	273	717	$ 5,046,500.00	$ 2,523,250.00
7-38	CUSTER RD (FM 2478)	747.5 FT S OF SUNSET BLVD TO OUTER LOOP	0.48	4	P6D	826	50%	750	720	198	522	$ 3,668,000.00	$ 1,834,000.00
7-39	CUSTER RD (FM 2478)	CHOATE PKWY TO OWNSBY PKWY	1.00	4	P6D	776	50%	750	1500	388	1112	$ 7,660,000.00	$ 3,830,000.00
7-40	CUSTER RD (FM 2478)	FRONTIER PKWY TO OWNSBY PKWY	1.01	4	P6D	897	50%	750	1515	453	1062	$ 7,696,000.00	$ 3,848,000.00
	Int. Improvements	Coit Rd & Glendenning Pkwy					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Collin County Outer Loop & Roseland Pkwy					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Coit Rd & Choate Pkwy					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	Custer Rd & Ownsby Pkwy					50%					$ 1,650,000.00	$ 825,000.00
	Int. Improvements	Frontier Pkwy & Custer Rd					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Coit Rd & Punk Carter Pkwy					100%					$ 600,000.00	$ 600,000.00
	Int. Improvements	Frontier Pkwy & Wells Rd					50%					$ 600,000.00	$ 300,000.00
	Int. Improvements	Frontier Pkwy & Coit Rd					50%					$ 1,350,000.00	$ 675,000.00
	Int. Improvements	Ownsby Pkwy & Wells Way					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Coit Rd & Ownsby Pkwy					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Choate Pkwy & Custer Rd					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Choate Pkwy & Roseland Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Collin County Outer Loop & Custer Road					25%					$ 1,500,000.00	$ 375,000.00
	Int. Improvements	Sunset Blvd & Roseland Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Custer Rd & Sunset Blvd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Preston Rd & Collin County Outer Loop					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Preston Rd & Punk Carter Pkwy					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & Ownsby Pkwy					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & John Cambell					50%					$ 150,000.00	$ 75,000.00
	Int. Improvements	Preston Rd & Frontier Pkwy					25%					$ 450,000.00	$ 112,500.00
SUBTOTAL									**34,615**	**9,899**	**24,716**	**$ 244,400,000**	**$ 160,804,500**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA A $ 160,835,929

C. Existing Roadway Facilities Inventory

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 1

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CELINA PKWY	LEGACY DR	CR 58	0.47	1	1	2D	11	5	50%	525	525	123	123	3	1	120	121		
CELINA PKWY	CR 58	SA1_RD2	0.43	1	1	2UD	11	5	50%	475	475	101	101	2	1	99	100		
CELINA PKWY	SA1_RD2	1965 FT N SA1_RD2	0.31	1	1	2UD	11	5	100%	475	475	147	147	3	2	144	145		
CELINA PKWY	CR 58	SA1_RD2	0.12	1	1	2UD	11	5	100%	475	475	57	57	1	1	56	57		
CELINA PKWY	MARILEE RD	2720 FT S OF MARILEE RD	0.52	1	1	2UD	11	5	50%	475	475	122	122	3	1	119	121		
DALLAS NORTH TOLLWAY	MARILEE RD	1433.2 FT N OF RAZOR DR	1.31	1	1	2UD	105	50	50%	475	475	312	312	69	33	243	279		
DALLAS NORTH TOLLWAY	RAZOR DR	GA MOORE PKWY	0.99	1	1	2UD	105	50	100%	475	475	471	471	104	50	367	421		
DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR	RAZOR DR	0.28	1	1	2UD	105	50	100%	475	475	131	131	29	14	102	117		
G A MOORE PKWY	DALLAS NORTH TOLLWAY	LEGACY DR	1.05	1	1	2UD	99	99	50%	475	475	248	248	52	52	197	197		
G A MOORE PKWY	RILEY RD	DALLAS NORTH TOLLWAY	0.32	1	1	2UD	99	99	50%	475	475	75	75	16	16	60	60		
LEGACY DR	GA MOORE PKWY	CELINA PKWY	1.25	1	1	2D	0	0	50%	525	525	327	327	0	0	327	327		
LEGACY DR	LOUISIANA	PRESTON RD	0.97	1	1	2UD	52	52	50%	475	475	230	230	25	25	204	204		
MARILEE RD	DALLAS NORTH TOLLWAY	6665 FT EAST OF DNT	1.26	1	1	2UD	6	11	50%	475	475	300	300	4	7	296	293		
MARILEE RD	CELINA PKWY	CASHON CIR	1.14	1	1	2UD	6	11	50%	475	475	272	272	3	6	268	266		
MARILEE RD	CASHON CIR- W ENTRANCE	CASHON CIR- E ENTRANCE	0.79	1	1	2UD	6	11	50%	475	475	189	189	2	4	186	184		
MARILEE RD	CASHON CIR	PRESTON RD	0.58	1	1	2UD	6	11	50%	475	475	137	137	2	3	135	133		
PRESTON RD	MARILEE RD	STALLCUP BLVD	0.76	1	1	2UD	460	460	50%	475	475	179	179	174	174	6	6		
PRESTON RD	494.2 FT NORTH OF LEGACY	LEGACY DR	0.09	2	2	4D	640	640	50%	650	650	61	61	30	30	31	31		
PRESTON RD	STALLCUP BLVD	CARL DARNALL PKWY	0.74	1	1	2UD	758	547	50%	475	475	176	176	281	203			105	27
PRESTON RD	CARL DARNALL PKWY	493.7 FT NORTH OF LEGACY	0.76	1	1	2UD	758	547	50%	475	475	180	180	287	207			107	27
SUBTOTAL			**14.12**									**3,837**	**3,837**	**1,090**	**828**	**2,959**	**3,062**	**212**	**54**
												7,674		**1,918**		**6,021**		**266**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 2

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
LEGACY DR	PRESTON RD	CR 106	0.48	2	2	4D	52	52	100%	650	650	619	619	25	25	595	595		
LEGACY DR	2010 FT WEST OF COIT	COIT RD	0.38	1	1	2UD	52	52	100%	475	475	181	181	20	20	161	161		
MARILEE RD	PRESTON RD	1425 FT E OF PRESTON RD	0.27	1	1	2UD	6	11	50%	475	475	64	64	1	1	63	63		
MARILEE RD	COIT RD	3690 FT W OF MCILROY	0.70	1	1	2UD	6	11	50%	475	475	166	166	2	4	164	162		
PRESTON RD	LEGACY DR	ROBINSON DR	0.39	2	2	4D	640	640	50%	650	650	252	252	124	124	128	128		
PRESTON RD	MARILEE RD	STALLCUP BLVD	0.76	1	1	2UD	460	460	50%	475	475	179	179	174	174	6	6		
PRESTON RD	494.2 FT NORTH OF LEGACY	LEGACY DR	0.09	2	2	4D	640	640	50%	650	650	61	61	30	30	31	31		
PRESTON RD	STALLCUP BLVD	CARL DARNALL PKWY	0.74	1	1	2UD	758	547	50%	475	475	176	176	281	203			105	27
PRESTON RD	CARL DARNALL PKWY	493.7 FT NORTH OF LEGACY	0.76	1	1	2UD	758	547	50%	475	475	180	180	287	207			107	27
ROBINSON DR	COIT RD	2659.3 FT EAST OF COIT RD	0.50	1	1	2UD	223	125	50%	475	475	120	120	56	31	63	88		
ROBINSON DR	MCILROY DR	2163.6 FT E OF PETERMAN	0.24	1	1	2UD	223	125	50%	475	475	58	58	27	15	31	42		
ROBINSON DR	PRESTON RD	COIT RD	0.59	1	1	2UD	331	171	50%	475	475	140	140	97	50	42	89		
SA2_RD1	COIT RD	1395 FT EAST OF COIT	0.26	1	1	2UD	61	45	100%	475	475	126	126	16	12	109	114		
SA2_RD1	PRESTON RD	COIT RD	0.50	1	1	2UD	61	45	100%	475	475	237	237	30	22	207	215		
SA2_RD1	1400 FT EAST OF COIT	SA2_RD2	0.20	1	1	2UD	61	45	100%	475	475	94	94	12	9	82	86		
SUBTOTAL			**6.86**									**2,651**	**2,651**	**1,182**	**927**	**1,682**	**1,778**	**212**	**54**
												5,303		**2,109**		**3,460**		**266**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 3

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CELINA PKWY	CR 57	J FRED SMITH PKWY	0.22	1	1	2UD	15	13	100%	475	475	103	103	3	3	99	100		
CELINA PKWY	WALNUT	SUNSET BLVD	0.59	1	1	2UD	300	190	100%	475	475	282	282	178	113	104	169		
CELINA PKWY	SUNSET BLVD	150 FT N OF FM 428	0.32	1	1	2UD	340	219	100%	475	475	151	151	108	69	43	81		
CR 994	1566 FT E OF COX LN	1606 FT E OF COX LN	0.15	1	1	2UD	8	13	50%	475	475	36	36	1	1	36	35		
DALLAS NORTH TOLLWAY	J FRED SMITH PKWY	MOBBERLY RD	1.16	1	1	2UD	202	152	50%	475	475	276	276	118	88	159	188		
FLORIDA	300 FT N OF MULBERRY CT	PECAN ST	0.26	1	1	2UD	158	123	100%	475	475	123	123	41	32	82	91		
FM 428	LEGACY DR	DALLAS NORTH TOLLWAY	0.84	1	1	2UD	228	367	50%	475	475	198	198	95	153	103	45		
FM 428	DALLAS NORTH TOLLWAY	800 FT WEST OF CR 55	0.55	1	1	2UD	374	327	50%	475	475	131	131	103	90	28	41		
FM 455	J FRED SMITH PKWY	CELINA PKWY	1.40	1	1	2UD	231	251	100%	475	475	663	663	322	350	341	313		
FM 455	2465 FT EAST OF LEGACY	J FRED SMITH PKWY	0.65	1	1	2UD	231	251	100%	475	475	310	310	151	164	159	146		
FM 455	OLD UNION CEMETERY	PRESTON RD	0.20	1	1	2UD	261	255	100%	475	475	96	96	53	51	43	44		
G A MOORE PKWY	LEGACY DR	CELINA PKWY	0.96	1	1	2D	0	0	50%	525	525	252	252	0	0	252	252		
G A MOORE PKWY	OKLAHOMA DR	RAILROAD	0.48	1	1	2UD	74	134	50%	475	475	113	113	18	32	95	81		
G A MOORE PKWY	DALLAS NORTH TOLLWAY	LEGACY DR	1.05	1	1	2UD	99	99	50%	475	475	248	248	52	52	197	197		
GLENDENNING PKWY	PRESTON RD	OLD CELINA CEMETERY	0.61	1	1	2UD	13	23	50%	475	475	145	145	4	7	141	138		
GLENDENNING PKWY	LEGACY DR	DENTON COUNTY LINE	0.52	1	1	2UD	221	369	50%	475	475	124	124	58	97	66	28		
J FRED SMITH PKWY	CELINA PKWY	FLORIDA DR	0.50	1	1	2UD	7	14	100%	475	475	237	237	3	7	233	230		
J FRED SMITH PKWY	DALLAS NORTH TOLLWAY	LEGACY DR	0.83	1	1	2UD	9	10	100%	475	475	394	394	7	8	387	386		
J FRED SMITH PKWY	OKLAHOMA DR	1430 FT W OF PRESTON	0.39	1	1	2UD	12	11	50%	475	475	94	94	2	2	91	92		
J FRED SMITH PKWY	LEGACY DR	FM 455	0.68	1	1	2UD	15	13	50%	475	475	162	162	5	4	157	158		
J FRED SMITH PKWY	FM 455	575 FT EAST OF FM 455	0.11	1	1	2UD	15	13	100%	475	475	52	52	2	1	50	50		
LEGACY DR	MOBBERLY RD	GLENDENNING PKWY	0.58	1	1	2UD	0	0	100%	475	475	276	276	0	0	276	276		
LEGACY DR	MOBBERLY RD	DALLAS NORTH TOLLWAY	0.42	1	1	2UD	1	0	100%	475	475	199	199	0	0	199	199		
LEGACY DR	J FRED SMITH PKWY	555 FT SOUTH OF J FRED	0.11	1	1	2UD	3	7	50%	475	475	25	25	0	0	25	25		
LEGACY DR	1500 FT S OF O'BRIEN DR	J FRED SMITH PKWY	0.40	1	1	2D	50	50	100%	525	525	210	210	20	20	190	190		
LEGACY DR	650 FT S OF GA MOORE PKWY	O'BRIEN DR	0.93	1	1	2UD	208	80	100%	475	475	440	440	193	74	248	366		
LEGACY DR	GA MOORE PKWY	CELINA PKWY	1.25	1	1	2D	0	0	50%	525	525	327	327	0	0	327	327		
LEGACY DR	LOUISIANA	PRESTON RD	0.97	1	1	2UD	52	52	50%	475	475	230	230	25	25	204	204		
LOUISIANA DR	CR 994	1045 FT SOUTH OF CR 994	0.20	1	1	2UD	108	162	50%	475	475	47	47	11	16	36	31		
LOUISIANA DR	1045 FT SOUTH OF CR 994	J FRED SMITH PKWY	0.25	1	1	2UD	108	162	100%	475	475	117	117	27	40	91	77		
LOUISIANA DR	GA MOORE PKWY	O'BRIEN	0.55	1	1	2UD	119	215	100%	475	475	263	263	66	119	197	144		
LOUISIANA DR	CR 994	O'BRIEN DR	0.50	1	1	2UD	119	215	100%	475	475	238	238	60	108	178	130		
LOUISIANA DR	LEGACY DR	GA MOORE PKWY	0.87	1	1	2UD	129	165	100%	475	475	415	415	113	144	302	271		
LOUISIANA DR	J FRED SMITH PKWY	260 FT NORTH OF POPLAR	0.51	1	1	2UD	141	141	100%	475	475	240	240	71	71	169	169		
MOBBERLY CONNECTOR	3200 FT WEST OF CELINA	CELINA PKWY	0.61	1	1	2D	0	0	100%	525	525	318	318	0	0	318	318		
MOBBERLY RD	DALLAS NORTH TOLLWAY	1715 FT EAST OF DNT	0.32	1	1	2UD	4	4	100%	475	475	154	154	1	1	153	153		
MOBBERLY RD	1715 FT EAST OF DNT	2575 FT EAST OF LEGACY	0.67	1	1	2UD	4	4	50%	475	475	159	159	1	1	158	158		
O'BRIEN DR	DALLAS NORTH TOLLWAY	1110 FT WEST OF LEGACY	0.78	1	1	2D	14	16	100%	525	525	411	411	11	13	400	399		
OKLAHOMA DR	SUNSET BLVD	PRESTON RD	0.40	1	1	2UD	189	193	100%	475	475	191	191	76	78	115	113		
OKLAHOMA DR	ASH ST	SUNSET BLVD	0.40	1	1	2UD	189	193	100%	475	475	189	189	75	77	114	112		
PRESTON RD	ROBINSON DR	GA MOORE PKWY	0.49	2	2	4D	640	640	50%	650	650	320	320	157	157	162	162		
PRESTON RD	GA MOORE PKWY	MASSEY DR	0.50	2	2	4D	640	640	50%	650	650	328	328	161	161	166	166		
PRESTON RD	MASSEY DR	J FRED SMITH PKWY	1.00	2	2	4D	640	640	50%	650	650	653	653	321	321	331	331		
PRESTON RD	J FRED SMITH PKWY	LYNN STAMBAUGH PKWY	0.51	2	2	4D	1003	1050	50%	650	650	332	332	256	268	76	64		
PRESTON RD	LYNN STAMBAUGH PKWY	FM 455	0.34	2	2	4D	1212	1151	50%	650	650	224	224	208	198	15	26		
PRESTON RD	FM 455	ASH ST	0.38	2	2	4D	1212	1151	50%	650	650	245	245	228	217	17	28		
PRESTON RD	ASH ST	SUNSET BLVD	0.36	2	2	4D	1212	1151	50%	650	650	233	233	217	206	16	27		
PRESTON RD	SUNSET BLVD	GLENDENNING PKWY	0.64	2	2	4D	1418	1309	50%	650	650	419	419	457	422			38	3
PRESTON RD	LEGACY DR	ROBINSON DR	0.39	2	2	4D	640	640	50%	650	650	252	252	124	124	128	128		
SUNSET BLVD	CELINA PKWY	S UTAH DR	0.45	1	1	2UD	44	33	100%	475	475	216	216	20	15	196	201		
WALNUT ST	CELINA PKWY	FLORIDA	0.50	1	1	2UD	158	123	100%	475	475	237	237	79	61	158	176		
SUBTOTAL			**28.75**									**12,099**	**12,099**	**4,304**	**4,265**	**7,833**	**7,837**	**38**	**3**
												24,197		**8,568**		**15,670**		**41**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 4

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
COIT RD	ROBINSON DR	750 FT N OF GA MOORE PKWY	0.49	1	1	2UD	83	145	100%	475	475	232	232	41	71	191	161		
COIT RD	GA MOORE PKWY	MASSEY DR	0.36	1	1	2UD	83	145	100%	475	475	170	170	30	52	140	118		
COIT RD	750 FT N OF GA MOORE PKWY	GA MOORE PKWY	0.14	1	1	2UD	83	145	50%	475	475	34	34	6	10	28	23		
COIT RD	1260 FT SOUTH OF OUSLEY	SUNSET BLVD	0.27	1	1	2UD	86	47	50%	475	475	65	65	12	6	53	58		
COIT RD	OUSLEY BLVD	715 FT SOUTH OF OUSLEY	0.14	1	1	2UD	86	47	50%	475	475	32	32	6	3	26	29		
COIT RD	LYNN STAMBAUGH PKWY	OUSLEY BLVD	0.50	1	1	2UD	97	76	100%	475	475	239	239	49	38	190	201		
COIT RD	MASSEY DR	J FRED SMITH PKWY	1.01	1	1	2UD	107	102	50%	475	475	240	240	54	52	186	188		
COIT RD	J FRED SMITH PKWY	LYNN STAMBAUGH PKWY	0.50	1	1	2UD	107	102	50%	475	475	119	119	27	26	92	94		
COIT RD	GLENDENNING PKWY	CR 92	0.29	1	1	2D	970	970	50%	525	525	76	76	141	141			65	65
COIT RD	SUNSET BLVD	CR 92	0.24	1	1	2UD	970	970	50%	475	475	56	56	114	114			58	58
CUSTER RD	GA MOORE PKWY	1960 FT N OF GA MOORE	0.37	1	1	2UD	6	8	100%	475	475	176	176	2	3	174	173		
CUSTER RD	940 FT S OF ROBINSON DR	1665 FT S OF ROBINSON DR	0.14	1	1	2UD	6	8	50%	475	475	33	33	0	1	32	32		
CUSTER RD	GA MOORE PKWY	1149.6 FT S OF GA MOORE	0.24	1	1	2UD	9	2	50%	475	475	56	56	1	0	55	56		
CUSTER RD	700 FT SOUTH OF SA4_RD1	J FRED SMITH PKWY	0.53	1	1	2UD	9	2	100%	475	475	250	250	5	1	245	249		
CUSTER RD	1150 FT S OF GA MOORE	SA4_RD1	0.17	1	1	2UD	9	2	50%	475	475	41	41	1	0	40	41		
G A MOORE PKWY	CUSTER RD	PETERMAN PARKWAY	0.34	1	1	2UD	9	2	50%	475	475	82	82	2	0	80	81		
G A MOORE PKWY	PRESTON RD	COIT RD	0.32	1	1	2UD	74	134	100%	475	475	154	154	24	43	130	110		
GLENDENNING PKWY	CHOATE PKWY	CR 90	0.31	1	1	2UD	13	23	0%	475	475	0	0	0	0				
GLENDENNING PKWY	2325 FT W OF COIT RD	COIT RD	0.44	1	1	2UD	13	23	50%	475	475	105	105	3	5	102	100		
GLENDENNING PKWY	PRESTON RD	1177.8 EAST OF PRESTON RD	0.22	1	1	2UD	13	23	50%	475	475	53	53	1	3	52	50		
GLENDENNING PKWY	CR 89	COIT RD	0.37	1	1	2UD	13	23	0%	475	475	0	0	0	0				
J FRED SMITH PKWY	1960 FT WEST OF COIT RD	COIT RD	0.37	1	1	2UD	12	14	100%	475	475	177	177	4	5	172	171		
J FRED SMITH PKWY	PRESTON RD	1315 FT EAST OF PRESTON	0.25	1	1	2D	12	14	100%	525	525	131	131	3	3	128	127		
J FRED SMITH PKWY	CUSTER RD	PETERMAN PKWY	0.91	1	1	2UD	165	93	100%	475	475	434	434	151	85	283	349		
LYNN STAMBAUGH PKWY	PRESTON RD	COIT RD	0.92	1	1	2UD	197	160	100%	475	475	438	438	181	147	256	290		
LYNN STAMBAUGH PKWY	COIT RD	721.1 FT WEST OF CR 98	0.40	1	1	2UD	217	187	100%	475	475	191	191	87	75	104	116		
MASSEY DR	COIT RD	927.3 FT EAST OF COIT RD	0.18	1	1	2UD	16	10	50%	475	475	42	42	1	1	40	41		
OUSLEY BLVD	2250 FT EAST OF COIT RD	COIT RD	0.43	1	1	2UD	99	99	100%	475	475	203	203	42	42	160	160		
PETERMAN PARKWAY	2676.7 FT N OF J FRED	J FRED SMITH PKWY	0.51	1	1	2UD	0	0	50%	475	475	120	120	0	0	120	120		
PETERMAN PARKWAY	2025 FT NORTH OF CR 170	240 FT NORTH OF CR 170	0.34	1	1	2UD	99	99	50%	475	475	80	80	17	17	64	64		
PRESTON RD	ROBINSON DR	GA MOORE PKWY	0.49	2	2	4D	640	640	50%	650	650	320	320	157	157	162	162		
PRESTON RD	GA MOORE PKWY	MASSEY DR	0.50	2	2	4D	640	640	50%	650	650	328	328	161	161	166	166		
PRESTON RD	MASSEY DR	J FRED SMITH PKWY	1.00	2	2	4D	640	640	50%	650	650	653	653	321	321	331	331		
PRESTON RD	J FRED SMITH PKWY	LYNN STAMBAUGH PKWY	0.51	2	2	4D	1003	1050	50%	650	650	332	332	256	268	76	64		
PRESTON RD	LYNN STAMBAUGH PKWY	FM 455	0.34	2	2	4D	1212	1151	50%	650	650	224	224	208	198	15	26		
PRESTON RD	FM 455	ASH ST	0.38	2	2	4D	1212	1151	50%	650	650	245	245	228	217	17	28		
PRESTON RD	ASH ST	SUNSET BLVD	0.36	2	2	4D	1212	1151	50%	650	650	233	233	217	206	16	27		
PRESTON RD	SUNSET BLVD	GLENDENNING PKWY	0.64	2	2	4D	1418	1309	50%	650	650	419	419	457	422			38	3
ROBINSON DR	COIT RD	2659.3 FT EAST OF COIT RD	0.50	1	1	2UD	223	125	50%	475	475	120	120	56	31	63	88		
ROBINSON DR	MCILROY DR	2163.6 FT E OF PETERMAN	0.24	1	1	2UD	223	125	50%	475	475	58	58	27	15	31	42		
ROBINSON DR	PRESTON RD	COIT RD	0.59	1	1	2UD	331	171	50%	475	475	140	140	97	50	42	89		
SA4_RD1	3840 FT W OF SA4_RD2	SA4_RD2	0.65	1	1	2UD	16	10	100%	475	475	309	309	10	7	299	302		
SA4_RD1	720 FT WEST OF CUSTER RD	CUSTER RD	0.14	1	1	2UD	16	10	50%	475	475	32	32	1	1	31	32		
SA4_RD1	1300 EAST OF MASSEY	710 FT EAST OF CUSTER RD	0.22	1	1	2UD	16	10	100%	475	475	103	103	3	2	100	101		
SA4_RD3	J FRED SMITH PKWY	LYNN STAMBAUGH PKWY	0.54	1	1	2UD	99	99	50%	475	475	128	128	27	27	101	101		
SUNSET BLVD	ROSELAND PKWY	CUSTER RD	0.52	1	1	2UD	48	50	50%	475	475	122	122	12	13	110	110		
SUNSET BLVD	PRESTON RD	COIT RD	1.20	1	1	2UD	63	60	100%	475	475	572	572	76	72	496	500		
SUBTOTAL			**20.54**									**8,364**	**8,364**	**3,323**	**3,115**	**5,202**	**5,375**	**161**	**126**
												16,728		**6,438**		**10,577**		**287**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 5

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
BOTHWELL BLVD	946.4 FT N OF CRUTCHFIELD	CRUTCHFIELD DR	0.18	2	2	4D	0	0	50%	650	650	118	118	0	0	118	118		
BOTHWELL BLVD	PUNK CARTER	SMILEY RD	0.33	1	1	2D	0	0	100%	525	525	173	173	0	0	173	173		
BOTHWELL BLVD	1325 FT NE OF MUSTANG	2330 FT NE OF MUSTANG	0.20	1	1	2UD	0	0	50%	475	475	47	47	0	0	47	47		
BOTHWELL BLVD	CRUTCHFIELD DR	FRONTIER PKWY	1.17	2	2	4D	165	86	100%	650	650	1,517	1,517	192	100	1,324	1,416		
CAREY RD	1865 FT WEST OF LEGACY	LEGACY DR	0.35	1	1	2UD	5	2	100%	475	475	168	168	2	1	166	167		
CAREY RD	1035 FT EAST OF MCNABB	2470 FT WEST OF LEGACY DR	0.40	1	1	2UD	5	2	50%	475	475	96	96	1	0	95	95		
CAREY RD	SMILEY RD	945 FT WEST OF MCNABB	0.32	1	1	2UD	5	2	50%	475	475	77	77	1	0	76	77		
CRUTCHFIELD DR	BOTHWELL BLVD	1844.5 FT E OF BOTHWELL	0.37	2	2	4D	3	11	100%	650	650	482	482	1	4	480	477		
CRUTCHFIELD DR	DALLAS NORTH TOLLWAY	BOTHWELL BLVD	0.54	2	2	4D	64	124	100%	650	650	700	700	34	67	666	634		
CRUTCHFIELD DR	665 FT W OF BOTHWELL	BOTHWELL BLVD	0.13	2	2	2D	87	174	50%	525	525	66	66	5	11	61	55		
FRONTIER PKWY	SMILEY RD	3150 FT W OF SMILEY RD	0.59	1	1	2UD	207	273	50%	475	475	141	141	61	81	80	60		
FRONTIER PKWY	MAYER PKWY	1600 FT E OF BOTHWELL	0.68	1	1	2UD	289	542	50%	475	475	161	161	98	184	63			23
FRONTIER PKWY	1475 FT W OF GOOD HOPE	GOOD HOPE	0.28	1	1	2UD	619	502	50%	475	475	66	66	86	70			20	4
GLENDENNING PKWY	1965 FT WEST OF MCNABB DR	MCNABB DR	0.48	1	1	2UD	221	369	50%	475	475	115	115	53	89	61	26		
GLENDENNING PKWY	588.9 FT EAST OF MCNABB	1303.3 FT EAST OF MCNABB	0.12	1	1	2UD	221	369	100%	475	475	56	56	26	44	30	13		
GLENDENNING PKWY	1303.3 FT EAST OF MCNABB	1213.7 FT W OF CNTY LINE	0.15	1	1	2UD	221	369	50%	475	475	36	36	17	28	19	8		
GLENDENNING PKWY	1240 FT W OF CNTY LINE	COUNTY LINE	0.24	1	1	2UD	221	369	100%	475	475	112	112	52	87	60	25		
LEGACY DR	PUNK CARTER PKWY	CAREY RD	0.79	1	1	2UD	6	10	50%	475	475	187	187	2	4	185	183		
LEGACY DR	FRONTIER PKWY	PROSPER TRAIL	0.46	1	1	2UD	196	171	50%	475	475	110	110	45	40	65	70		
LEGACY DR	CAREY RD	CLEAR CREEK PKWY	0.39	1	1	2UD	202	168	50%	475	475	93	93	39	33	53	60		
LEGACY DR	CLEAR CREEK PKWY	FRONTIER PKWY	0.42	1	1	4D	202	168	50%	650	650	136	136	42	35	94	101		
LEGACY DR	CAREY RD	CLEAR CREEK PKWY	0.18	1	1	2D	202	168	50%	525	525	47	47	18	15	29	32		
LEGACY DR	OUTER LOOP	985 FT N OF OUTER LOOP	0.19	1	1	2UD	203	157	50%	475	475	44	44	19	15	25	30		
LEGACY DR	OUTER LOOP	PUNK CARTER PKWY	0.47	1	1	2UD	203	157	50%	475	475	112	112	48	37	64	75		
MAYER PKWY	282.6 FT N OF COUNTRYVIEW	PUNK CARTER PKWY	1.11	1	1	2UD	556	707	50%	475	475	264	264	309	392			45	129
MAYER PKWY	BOTHWELL BLVD	1139 FT S OF OUTER LOOP	0.84	1	1	2UD	556	707	50%	475	475	199	199	233	296			34	97
MAYER PKWY	3325 FT N OF FRONTIER	FRONTIER PKWY	0.63	1	1	2UD	734	864	50%	475	475	150	150	231	272			82	122
MOBBERLY RD	2555 FT WEST OF DNT	DALLAS NORTH TOLLWAY	0.48	1	1	2UD	4	4	50%	475	475	115	115	1	1	114	114		
OUTER LOOP EXTENSION	1279.5 FT WEST OF LEGACY	828.9 FT WEST OF LEGACY	0.08	1	1	2UD	437	475	50%	475	475	19	19	17	19	2			
OUTER LOOP EXTENSION	1279.5 FT WEST OF LEGACY	2079 FT WEST OF LEGACY	0.15	1	1	2UD	437	475	100%	475	475	71	71	66	71	6			
OUTER LOOP EXTENSION	2079 FT WEST OF LEGACY	729.2 FT EAST OF MCNABB	0.10	1	1	2UD	437	475	50%	475	475	24	24	22	24	2			
OUTER LOOP EXTENSION	1481.6 FT WEST OF MCNABB	2052 FT EAST OF SMILEY RD	0.28	1	1	2UD	437	475	100%	475	475	135	135	124	135	11			
OUTER LOOP EXTENSION	2052 FT EAST OF SMILEY RD	1705.5 FT E OF SMILEY RD	0.07	1	1	2UD	437	475	50%	475	475	16	16	14	16	1			
PUNK CARTER PKWY	MAYER PKWY	BOTHWELL BLVD	0.55	1	1	2D	324	551	50%	525	525	145	145	89	152	55			7
SMILEY RD	CELINA RD	OUTER LOOP EXTENSION	1.01	1	1	2UD	0	0	50%	475	475	241	241	0	0	241	241		
SMILEY RD	1300 FT N OF PUNK CARTER	PUNK CARTER PKWY	0.25	1	1	2UD	20	15	50%	475	475	58	58	2	2	56	57		
SMILEY RD	1990 FT N OF FRONTIER	FRONTIER PKWY	0.39	1	1	2UD	20	15	50%	475	475	92	92	4	3	88	89		
SMILEY RD	CAREY RD	1335 FT SOUTH OF CAREY	0.25	1	1	2UD	20	15	100%	475	475	120	120	5	4	115	116		
SMILEY RD	MERRITT WAY	325 FT N OF MERRITT WAY	0.07	1	1	2UD	20	15	100%	475	475	32	32	1	1	30	31		
SMILEY RD	760 FT S OF MEADOW LN	1680 FT S OF MEADOW LN	0.17	1	1	2UD	20	15	50%	475	475	41	41	2	1	40	40		
SUBTOTAL			**15.86**									**6,581**	**6,581**	**1,967**	**2,334**	**4,794**	**4,629**	**181**	**382**
												13,162		**4,301**		**9,423**		**563**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 6

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CELINA PKWY	790 FT N OF GREENWAY	170 FT S OF ALAN	0.33	1	1	2UD	56	50	100%	475	475	154	154	18	16	136	138		
CLEAR CREEK PKWY	LEGACY DR	DOE BRANCH BLVD	0.40	1	1	2UD-G	99	99	100%	150	150	60	60	40	40	20	20		
CLEAR CREEK PKWY	DOE BRANCH BLVD	1781.9 FT E OF DOE BRANCH	0.34	1	1	2UD-G	99	99	100%	150	150	51	51	33	33	17	17		
COLLIN COUNTY OUTER LOOP	LIGHT FARMS WAY	PRESTON RD	1.18	1	1	2UD	437	475	100%	475	475	560	560	515	560	45			
COLLIN COUNTY OUTER LOOP	DALLAS NORTH TOLLWAY	LIGHT FARMS WAY	0.56	1	1	2UD	437	475	100%	475	475	264	264	243	264	21			
COLLIN COUNTY OUTER LOOP	HUDDLESTON DR	DALLAS NORTH TOLLWAY	0.39	1	1	2UD	437	475	100%	475	475	185	185	170	185	15			
DALLAS NORTH TOLLWAY	GLENDENNING PKWY	OUTER LOOP	1.05	2	2	4D	532	384	100%	650	650	1,359	1,359	556	402	803	958		
DALLAS NORTH TOLLWAY	OUTER LOOP	PUNK CARTER PKWY	0.43	2	2	4D	676	607	100%	650	650	560	560	291	262	269	299		
DALLAS NORTH TOLLWAY	PUNK CARTER PKWY	LIGHT FARMS WAY	0.77	2	2	4D	925	866	100%	650	650	995	995	708	663	287	332		
DALLAS NORTH TOLLWAY	LIGHT FARMS WAY	FRONTIER PKWY	0.94	2	2	4D	1037	941	100%	650	650	1,216	1,216	970	880	246	336		
DOE BRANCH BLVD	CLEAR CREEK PKWY	FRONTIER PKWY	0.50	2	2	4D	99	99	100%	650	650	649	649	49	49	600	600		
DOE BRANCH BLVD	CLEAR CREEK	DNT	0.12	2	2	4D	99	99	0%	650	650	0	0	0	0				
FM 428	LEGACY DR	DALLAS NORTH TOLLWAY	0.84	1	1	2UD	228	367	50%	475	475	198	198	95	153	103	45		
FM 428	DALLAS NORTH TOLLWAY	800 FT WEST OF CR 55	0.55	1	1	2UD	374	327	50%	475	475	131	131	103	90	28	41		
FRONTIER PKWY	LEGACY DR	DALLAS NORTH TOLLWAY	1.08	1	1	2D	642	510	50%	525	525	283	283	347	275		8	63	
FRONTIER PKWY	DALLAS NORTH TOLLWAY	BRIDGEWATER DR	0.22	1	1	4D	642	510	50%	650	650	71	71	70	56	1	15		
FRONTIER PKWY	BRIDGEWATER DR	PRAIRIE CROSSING	0.32	1	1	4D	642	510	0%	650	650	0	0	0	0				
FRONTIER PKWY	WORTHINGTON WAY	PRESTON RD	0.51	1	1	4D	792	398	50%	650	650	167	167	203	102		65	36	
GLENDENNING PKWY	PRESTON RD	OLD CELINA CEMETERY	0.61	1	1	2UD	13	23	50%	475	475	145	145	4	7	141	138		
GLENDENNING PKWY	LEGACY DR	DENTON COUNTY LINE	0.52	1	1	2UD	221	369	50%	475	475	124	124	58	97	66	28		
HUDDLESTON DR	1982 FT S OF GLENDENNING	3946 FT S OF GLENDENNING	0.38	2	2	2D	7	82	50%	525	525	199	199	1	16	197	183		
HUDDLESTON DR	1572.3 FT N OF OUTER LOOP	OUTER LOOP	0.32	2	2	4D	7	82	100%	650	650	411	411	2	26	409	385		
HUDDLESTON DR	OUTER LOOP	PUNK CARTER PKWY	0.47	1	1	4D	7	82	100%	650	650	302	302	3	38	299	264		
JOHN CAMPBELL TRL	WORTHINGTON WAY	286.2 FT WEST OF WINDMILL	0.49	1	1	2UD	160	179	100%	475	475	234	234	79	88	155	146		
JOHN CAMPBELL TRL	PRESTON RD	273.5 FT WEST OF 273.5	0.11	2	2	4D	160	179	100%	650	650	139	139	17	19	122	120		
LEGACY DR	PUNK CARTER PKWY	CAREY RD	0.79	1	1	2UD	6	10	50%	475	475	187	187	2	4	185	183		
LEGACY DR	CAREY RD	CLEAR CREEK PKWY	0.39	1	1	2UD	202	168	50%	475	475	93	93	39	33	53	60		
LEGACY DR	CLEAR CREEK PKWY	FRONTIER PKWY	0.42	1	1	4D	202	168	50%	650	650	136	136	42	35	94	101		
LEGACY DR	CAREY RD	CLEAR CREEK PKWY	0.18	1	1	2D	202	168	50%	525	525	47	47	18	15	29	32		
LEGACY DR	OUTER LOOP	985 FT N OF OUTER LOOP	0.19	1	1	2UD	203	157	50%	475	475	44	44	19	15	25	30		
LEGACY DR	OUTER LOOP	PUNK CARTER PKWY	0.47	1	1	2UD	203	157	50%	475	475	112	112	48	37	64	75		
LIGHT FARMS WAY	OUTER LOOP	PUNK CARTER PKWY	0.40	2	2	4D	56	50	50%	650	650	262	262	11	10	251	252		
LIGHT FARMS WAY	1010.4 FT EAST OF DNT	PUNK CARTER PKWY	1.48	2	2	4D	104	91	0%	650	650	0	0	0	0				
LIGHT FARMS WAY	DALLAS NORTH TOLLWAY	1010.5 FT EAST OF DNT	0.19	2	2	4D	104	91	100%	650	650	249	249	20	17	229	232		
OWNSBY PKWY	2696 FT W OF PRESTON RD	PRESTON RD	0.54	2	2	4D	42	67	100%	650	650	703	703	23	36	681	667		
PRESTON RD	GLENDENNING PKWY	OUTER LOOP	0.73	2	2	4D	1418	1309	50%	650	650	473	473	516	477			43	3
PRESTON RD	OUTER LOOP	PUNK CARTER PKWY	0.55	2	2	4D	1496	1190	50%	650	650	355	355	409	325		30	54	
PRESTON RD	PUNK CARTER PKWY	OWNSBY PKWY	0.51	2	2	4D	1719	1264	50%	650	650	332	332	439	323		9	107	
PRESTON RD	1214 FT NORTH OF FRONTIER	OWNSBY PKWY	0.90	2	2	4D	1803	1291	50%	650	650	584	584	810	580		4	226	
PRESTON RD	FRONTIER PKWY	1214 FT N OF FRONTIER	0.23	3	3	6D	2174	1443	50%	750	750	259	259	250	166	9	93		
PUNK CARTER PKWY	DALLAS NORTH TOLLWAY	800 FT EAST OF DNT	0.15	1	2	4D	78	60	100%	650	650	98	196	12	9	86	187		
PUNK CARTER PKWY	800 FT EAST OF DNT	LIGHT FARMS WAY	0.31	1	1	4D	78	60	50%	650	650	101	101	12	9	89	92		
PUNK CARTER PKWY	LEGACY DR	HUDDLESTON DR	0.43	1	1	4D	225	272	100%	650	650	281	281	97	118	184	164		
PUNK CARTER PKWY	LEGACY DR	HUDDLESTON DR	0.46	1	1	2D	264	308	100%	525	525	243	243	122	143	121	101		
PUNK CARTER PKWY	HUDDLESTON DR	DALLAS NORTH TOLLWAY	0.59	1	1	2D	264	308	100%	525	525	311	311	157	183	155	129		
WORTHINGTON WAY	FRONTIER PKWY	243.9 FT N OF KINGSTON	0.27	2	2	4D	413	285	0%	650	650	0	0	0	0				
WORTHINGTON WAY	LIGHT FARMS WAY	LANGLEY DR	1.05	2	2	4D	413	285	0%	650	650	0	0	0	0				
SUBTOTAL			**24.63**									**13,329**	**13,427**	**7,623**	**6,854**	**6,235**	**6,576**	**529**	**3**
												26,756		**14,478**		**12,811**		**532**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 7

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CHOATE PKWY	ROSELAND PKWY	CUSTER RD	0.50	1	1	2UD	2	3	100%	475	475	237	237	1	1	236	235		
CHOATE PKWY	1800 FT W OF ROSELAND	ROSELAND PKWY	0.34	1	1	2UD	316	488	100%	475	475	162	162	108	166	54			4
CHOATE PKWY	COIT RD	1713.6 FT W OF HACKBERRY	0.47	1	1	2UD	316	488	100%	475	475	226	226	150	232	76			6
CHOATE PKWY	COIT RD	960 FT EAST OF COIT RD	0.18	1	1	2UD	316	488	100%	475	475	85	85	57	87	28			2
CHOATE PKWY	1160 FT EAST OF COIT RD	1770 FT EAST OF COIT RD	0.11	1	1	2UD	316	488	100%	475	475	52	52	35	53	17			1
CHOATE PKWY	1820 FT EAST OF COIT RD	3140 FT EAST OF COIT RD	0.24	1	1	2UD	316	488	50%	475	475	58	58	38	59	19			2
CHOATE PKWY	COIT RD	1713.6 FT W OF HACKBERRY	0.39	1	1	4D	316	488	100%	650	650	254	254	123	191	130	63		
COIT RD	1140 FT S OF GLENDENNING	OUTER LOOP	0.47	1	1	2UD	73	68	50%	475	475	112	112	17	16	95	96		
COIT RD	GLENDENNING PKWY	1140 FT S OF GLENDENNING	0.22	1	1	2UD	73	68	100%	475	475	103	103	16	15	87	88		
COIT RD	CHOATE PKWY	1787.9 FT S OF CHOATE	0.34	1	1	2D	94	40	100%	525	525	179	179	32	14	147	165		
COIT RD	OUTER LOOP	CHOATE PKWY	0.32	1	1	2UD	94	40	50%	475	475	76	76	15	6	61	69		
COIT RD	CR 84	2147 FT N OF FRONTIER	0.77	2	2	4D	271	185	100%	650	650	1,003	1,003	209	143	794	860		
COIT RD	1585 FT N OF FRONTIER	FRONTIER PKWY	0.30	1	1	2UD	271	185	100%	475	475	143	143	81	56	61	87		
COIT RD	490 FT N OF OWNSBY PKWY	CR 84	0.28	1	1	2UD	271	185	50%	475	475	66	66	37	26	28	40		
COIT RD	OWNSBY PKWY	1083.1 N OF PUNK CARTER	0.40	1	1	2UD	277	171	100%	475	475	189	189	110	68	79	121		
COIT RD	GLENDENNING PKWY	CR 92	0.29	1	1	2D	970	970	50%	525	525	76	76	141	141			65	65
COLLIN COUNTY OUTER LOOP	PRESTON RD	CHOATE PKWY	0.50	1	1	2UD	419	527	100%	475	475	236	236	208	262	28			26
CUSTER RD	CHOATE PKWY	OWNSBY PKWY	1.00	1	1	2UD	445	331	50%	475	475	239	239	224	166	15	72		
CUSTER RD	FRONTIER PKWY	OWNSBY PKWY	1.01	1	1	2UD	471	426	50%	475	475	240	240	238	215	2	25		
CUSTER RD	SUNSET BLVD	COLLIN COUNTY OUTER LOOP	0.66	1	1	2UD	482	344	50%	475	475	157	157	160	114		43	2	
CUSTER RD	747.5 FT S OF SUNSET BLVD	OUTER LOOP	0.48	1	1	2UD	482	344	50%	475	475	114	114	116	83		31	2	
FRONTIER PKWY	WATERVIEW TRL	CUSTER RD	0.84	1	1	2UD	573	385	50%	475	475	199	199	240	161		38	41	
FRONTIER PKWY	COIT RD	WELLS WAY	0.63	1	1	2UD	636	540	50%	475	475	150	150	201	171			51	21
FRONTIER PKWY	WELLS WAY	WATERVIEW TRL	0.67	1	1	2UD	691	671	50%	475	475	159	159	231	224			72	65
FRONTIER PKWY	PRESTON RD	COIT RD	0.98	1	1	2UD	792	398	50%	475	475	233	233	389	196		38	156	
GLENDENNING PKWY	CHOATE PKWY	CR 90	0.31	1	1	2UD	13	23	0%	475	475	0	0	0	0				
GLENDENNING PKWY	2325 FT W OF COIT RD	COIT RD	0.44	1	1	2UD	13	23	50%	475	475	105	105	3	5	102	100		
GLENDENNING PKWY	PRESTON RD	1177.8 EAST OF PRESTON RD	0.22	1	1	2UD	13	23	50%	475	475	53	53	1	3	52	50		
GLENDENNING PKWY	CR 89	COIT RD	0.37	1	1	2UD	13	23	0%	475	475	0	0	0	0				
OWNSBY PKWY	2215 FT W OF ROSELAND	ROSELAND PKWY	0.42	1	1	2D	57	53	100%	525	525	220	220	24	22	196	198		
OWNSBY PKWY	ROSELAND PKWY	CUSTER RD	0.54	2	2	4D	109	111	100%	650	650	706	706	59	60	647	646		
OWNSBY PKWY	PRESTON RD	CR 83	1.00	1	1	2UD-G	110	78	100%	150	150	150	150	110	78	40	72		
PRESTON RD	GLENDENNING PKWY	OUTER LOOP	0.73	2	2	4D	1418	1309	50%	650	650	473	473	516	477			43	3
PRESTON RD	OUTER LOOP	PUNK CARTER PKWY	0.55	2	2	4D	1496	1190	50%	650	650	355	355	409	325		30	54	
PRESTON RD	PUNK CARTER PKWY	OWNSBY PKWY	0.51	2	2	4D	1719	1264	50%	650	650	332	332	439	323		9	107	
PRESTON RD	1214 FT NORTH OF FRONTIER	OWNSBY PKWY	0.90	2	2	4D	1803	1291	50%	650	650	584	584	810	580		4	226	
PRESTON RD	FRONTIER PKWY	1214 FT N OF FRONTIER	0.23	3	3	6D	2174	1443	50%	750	750	259	259	250	166	9	93		
PUNK CARTER PKWY	BRETON LN	KINSHIP PKWY	0.72	1	1	2UD-G	162	221	100%	150	150	108	108	117	160			9	51
PUNK CARTER PKWY	KINSHIP PKWY	COIT RD	0.43	1	1	2D	162	221	100%	525	525	226	226	70	95	156	131		
PUNK CARTER PKWY	PRESTON RD	BRENTON LN	0.18	1	1	2D	162	221	100%	525	525	94	94	29	39	65	54		
ROSELAND PKWY	SUNSET BLVD	OUTER LOOP	0.71	1	1	2UD	53	119	100%	475	475	338	338	38	85	300	253		
ROSELAND PKWY	OWNSBY PKWY	WATERVIEW TRL	0.64	1	1	2UD	69	60	100%	475	475	305	305	44	39	261	266		
ROSELAND PKWY	OWNSBY PKWY	BOLD RULER	0.19	2	2	4D	114	99	100%	650	650	243	243	21	19	222	225		
SUNSET BLVD	ROSELAND PKWY	CUSTER RD	0.52	1	1	2UD	48	50	50%	475	475	122	122	12	13	110	110		
WATERVIEW TRL	ROSELAND PKWY	FRONTIER PKWY	0.76	2	2	4D	69	60	100%	650	650	985	985	52	45	933	940		
WELLS WAY	FRONTIER PKWY	VEST LN	1.01	1	1	2D	184	119	100%	525	525	531	531	186	120	345	411		
SUBTOTAL			**23.78**									**10,935**	**10,935**	**6,367**	**5,518**	**5,395**	**5,664**	**827**	**247**
												21,871		**11,885**		**11,059**		**1,074**	

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Brad Kearney
Date:	January 14, 2025
Re:	Lakes at Mustang Ranch Public Improvement District Phase #8-9 Levy

Action Requested:
The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final The Lakes at Mustang Ranch Public Improvement District Amended and Restated Service and Assessment Plan, including the Phases #8-9 assessment roll; making a finding of special benefit to property within Phases of #8-9 of The Lakes at Mustang Ranch Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Phases #8-9 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

Background Information:
This item calls a public hearing to consider the approval of the Service and Assessment Plan (SAP) for the Lakes at Mustang Ranch Public Improvement District (PID) and the levying of assessments on properties within Phase #8-9 of the PID.

The Lakes at Mustang Ranch PID was established on March 10, 2008. It is located in southeast Celina along Custer Road (FM 2478) and near Frontier Parkway. There are 1,701 proposed single family homes in nine phases. The last property assessment for the Lakes at Mustang Ranch PID was approved by City Council on February 14, 2023 for Phase #7.

Phase #8-9 is composed of 277 single family homes. The authorized projects for Phase #8-9 include roadway, water, sewer, drainage, and soft costs. The total estimated project costs are $9,314,659. This is the final phase for the Lakes at Mustang Ranch PID. The PID assessment, average annual installment per unit, and overlapping tax rate for Phase #8-9 are:

Lot Size	Total Direct Assessment per Unit	Average Annual Installment per Unit	Tax Rate Equivalent	Total Overlapping Tax Rate
100 ft	$67,306	$5,454	$0.2848	$2.349331
86 ft	$50,738	$4,111	$0.3012	$2.365731
74 ft	$44,525	$3,608	$0.3597	$2.424231
65 ft	$38,313	$3,104	$0.3285	$2.393031
40 ft	$24,851	$2,014	$0.3609	$2.425431
35 ft	$23,816	$1,930	$0.3711	$2.435631

Approval of this item levies assessments on properties within Phase #8-9 and adopts the SAP. There is an additional item on the January 14, 2025 agenda for City Council to consider the issuance of bonds for Phase #8-9 associated with this assessment.

Legal Review:
This item has been reviewed and approved.

Supporting Documents:
1. Lakes at Mustang Ranch PID Phase 8-9 Levy Presentation
2. Celina Lakes at Mustang Ranch Phases #8-9 2025 - Assessment Ordinance (FINAL w. ATTACHMENTS) (12-31)

Financial Consideration:
This item approves the SAP and levies assessments on property within Phase #8-9 of the Lakes at Mustang Ranch PID to fund public improvements for roads, water, sewer, drainage, and soft costs.

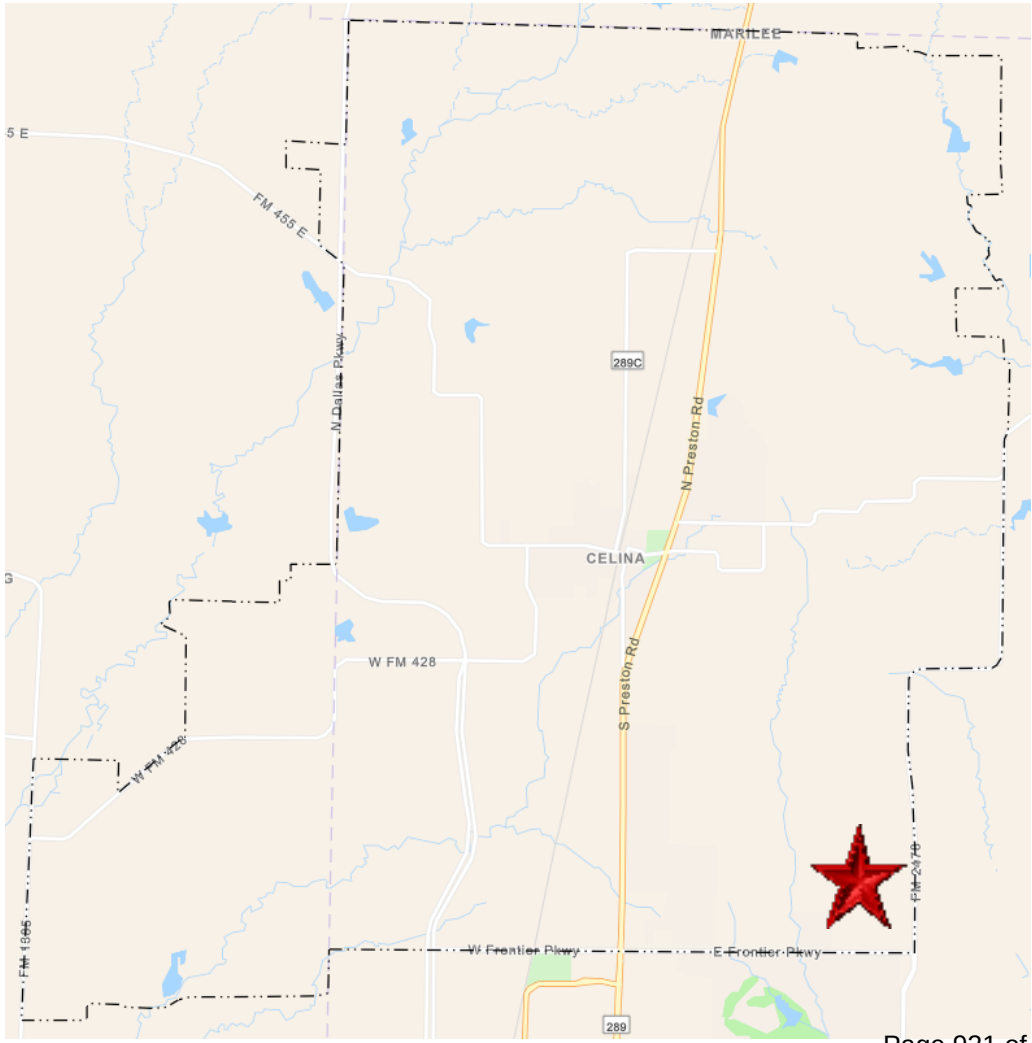
Staff Recommendation:
Staff recommends approval.

LAKES AT MUSTANG RANCH PID PHASE #8-9 SAP AND LEVY

City Council Meeting
January 14, 2025

LAKES AT MUSTANG RANCH PID

- Established March 10, 2008
- Located in southeast Celina along Custer Rd near Frontier Pkwy
- Proposed development: 1,701 units
  - 1 acre = 33
  - 100 ft = 60
  - 86 ft = 281
  - 74 ft = 359
  - 65 ft = 167
  - 60 ft = 325
  - 50 ft = 343
  - 40 ft = 73
  - 35 ft = 60



PHASE #8-9

- Phase #8-9 includes 277 single family homes
- This is the final phase and includes all remaining lots
- Authorized Projects: $9,314,659
  - Roadway
  - Water
  - Sewer
  - Drainage
  - Soft costs

PHASE #8-9 ASSESSMENT

Lot Size	Total Direct Assessment per Unit	Average Annual Installment per Unit	Net Tax Rate Equivalent	Total Overlapping Tax Rates
100 ft	$67,306	$5,454	$0.2848	$2.349331
86 ft	$50,738	$4,111	$0.3012	$2.365731
74 ft	$44,525	$3,608	$0.3597	$2.424231
65 ft	$38,313	$3,104	$0.3285	$2.393031
40 ft	$24,851	$2,014	$0.3609	$2.425431
35 ft	$23,816	$1,930	$0.3711	$2.435631

TIMELINE

- ~~December 10, 2024 – Consider preliminary SAP and call a public hearing~~
- January 14, 2025 – Hold public hearing and consider levying assessments for Phase #8-9
- January 14, 2025 – Consider bond ordinance for Phase #8-9 bonds

RECOMMENDATION

- Staff recommends approval.

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING A PHASES #8-9 ASSESSMENT ROLL FOR THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASES #8-9 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASES #8-9 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Celina, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district consisting of certain property now located within the corporate limits of the City; and

WHEREAS, the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signature of the record owner of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on March 10, 2008, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2008-06R (the "Authorization Resolution") adopted by a majority of the members of the City Council, authorized and created The Lakes at Mustang Ranch Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements; and

WHEREAS, on March 27, 2008, the City Secretary published notice of its authorization in accordance with provisions of the PID Act; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, on December 10, 2024, the City Council adopted a resolution approving a preliminary amended and restated service and assessment plan, including a proposed assessment roll for Phases #8-9 of the District; calling for a public hearing to consider an ordinance levying assessments on property within Phases #8-9 of the District (the

"Assessments"); authorizing and directing the City Secretary of the City to file the proposed assessment roll for Phases #8-9 of the District (the "Phases #8-9 Assessment Roll") and make such assessment roll available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Assessments against the property within Phases #8-9 of the District (the "Levy and Assessment Hearing"); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

WHEREAS, on December 11, 2024, the City Secretary filed the Phases #8-9 Assessment Roll and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on December __, 2024 in the *Celina Record*, a newspaper of general circulation in the City; and

WHEREAS, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Levy and Assessment Hearing to the last known addresses of the owners of the property liable for the Assessments; and

WHEREAS, the City Council opened the Levy and Assessment Hearing on January 14, 2025, and at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Phases #8-9 Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Phases #8-9 Assessed Property (as defined in the Service and Assessment Plan) (the "Phases #8-9 Projects"), the purposes of the Assessments, the special benefits of the Phases #8-9 Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council finds and determines that the Phases #8-9 Assessment Roll and The Lakes at Mustang Ranch Public Improvement District Amended and Restated Service and Assessment Plan, dated January 14, 2025, in a form substantially similar to the attached ***Exhibit A*** (as updated, the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Phases #8-9 Assessment Roll attached thereto as Appendix N; and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Phases #8-9 Projects (as described in the Service and Assessment Plan), the Phases #8-9 Assessment Roll, or the levy of the Assessments against the Phases #8-9 Assessed Property; and

WHEREAS, the owners (the "Landowners"), or their representatives, of the majority of the privately-owned and taxable property located within Phases #8-9 of the District, who are the persons to be assessed pursuant to this Ordinance, have previously indicated their approval and

acceptance of the Service and Assessment Plan, approval of the Phases #8-9 Assessment Roll, approval of this Ordinance, and approval of the levy of the Assessments against their property located within the District; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act.

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

Section 1. **Terms**.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

(a) The apportionment of the Actual Costs of the Phases #8-9 Projects (as reflected in the Service and Assessment Plan), and the Administrative Expenses (as defined in and as described by the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each assessed parcel of Phases #8-9 Assessed Property will receive from the construction of the Phases #8-9 Projects identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Phases #8-9 Projects, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service and Assessment Plan has been reviewed and updated annually, including the updated Service and Assessment Plan attached hereto as ***Exhibit A***;

(c) The Service and Assessment Plan apportions the Actual Costs of the Phases #8-9 Projects to be assessed against the Phases #8-9 Assessed Property as Assessments and such apportionment is made on the basis of special benefits accruing to the Phases #8-9 Assessed Property because of the Phases #8-9 Projects;

(d) All of the real property in Phases #8-9 of the District which is being assessed in the amounts shown in the Phases #8-9 Assessment Roll will be benefited by the Phases #8-9 Projects proposed to be constructed as described in the Service and Assessment Plan, and each assessed parcel of Phases #8-9 Assessed Property will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the Actual Costs of the Phases #8-9 Projects and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Phases #8-9 Projects and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs of the Phases #8-9 Projects;

(f) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;

(g) The Phases #8-9 Assessment Roll should be approved as the assessment roll for the Phases #8-9 Assessed Property within the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for Phases #8-9 of the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and 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.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan for the District.

Section 4. Phases #8-9 Assessment Roll.

The Phases #8-9 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Phases #8-9 Assessment Roll of Phases #8-9 of the District.

Section 5. Levy and Payment of Assessments for Actual Costs of the Phases #8-9 Projects.

(a) The City Council hereby levies an assessment on each parcel of Phases #8-9 Assessed Property (excluding Non-Benefitted Property, as defined in the Service and Assessment Plan), as shown and described in the Service and Assessment Plan and the Phases #8-9 Assessment Roll, in the respective amounts shown on the Phases #8-9 Assessment Roll, as a special assessment on the properties set forth in the Phases #8-9 Assessment Roll.

(b) The levy of the Assessments shall be effective on the date of the adoption of this Ordinance levying the Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Administrative Expenses for the Assessed Property shall be calculated and collected pursuant to the terms of the Service and Assessment Plan.

Section 6. **Method of Assessment**.

The method of apportioning the Actual Costs of the Phases #8-9 Projects and Administrative Expenses is set forth in the Service and Assessment Plan.

Section 7. **Penalties and Interest on Delinquent Assessments.**

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 8. **Prepayments of Assessments**.

As provided in Section VI of the Service and Assessment Plan, the owner of any Phases #8-9 Assessed Property subject to an Assessment may prepay the Assessments levied by this Ordinance.

Section 9. **Lien Priority**.

The City Council and the Landowners intend for the obligations, covenants and burdens on the Landowners of each parcel of Phases #8-9 Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners, as the owners of each parcel of Phases #8-9 Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. **Appointment of Administrator and Collector of Assessments**.

(a) Appointment of Administrator.

MuniCap, Inc., is hereby appointed and designated to initially serve, or until otherwise determined by the City Council, as the Administrator of the Service and Assessment Plan and of the Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Administrative Expense.

(b) Appointment of Collector.

The Tax Assessor/Collector of Collin County is hereby appointed and designated as the collector of the Assessments.

Section 11. **Applicability of Tax Code.**

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of the Assessments by the City.

Section 12. **Filing in Land Records**. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Phases #8-9 Assessment Roll, to be recorded in the real property records of Collin County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 13. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 14. Effective Date.

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage hereof.

PASSED AND ADOPTED, this the 14th day of January, 2025.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Lauren Vaughns, City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

Notary Public, State of Texas

(SEAL)

EXHIBIT A

Service and Assessment Plan

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

January 13, 2015
As updated for Phase #2 on December 13, 2016,
updated for Phase #3 on December 10, 2019,
updated for Phase #4 on July 14, 2020,
amended and restated for Phase #1 Refunding on August 11, 2020, updated for Phase #5 on June 8, 2021,
updated for Phase #6 on June 14, 2022,
updated for Phase #7 on February 14, 2023, and updated for Phases #2-9 Refunding and Improvement Bonds and Phases #8-9 Improvement Bonds on January 14, 2025.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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RECITALS

WHEREAS, a petition was submitted by the petitioners and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district then located in the extraterritorial jurisdiction of the City to be known as The Lakes at Mustang Ranch Public Improvement District (the "PID"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District ("CCAD"), and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the PID; and

WHEREAS, on February 11, 2008, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on March 10, 2008, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2008-06R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services and also made findings and determinations relating to the Actual Costs of certain Authorized Improvements; and

WHEREAS, on March 27, 2008, the City published notice of its authorization of the PID in the McKinney Courier-Gazette and the Celina Record, newspapers of general circulation in Collin County, the City and the extraterritorial jurisdiction of the City, respectively; and

WHEREAS, no written protests of the PID from any owners of record of property within the PID were filed with the City Secretary within 20 days after March 27, 2008; and

WHEREAS, on November 18, 2014, the City Council by Resolution 2014-60R (i) approved a preliminary service and assessment plan prepared in accordance with Sections 372.13 and 372.14 of the PID Act that determined the costs of certain authorized improvements for the benefit of "Phase #1" and "Phases #2-9" of the PID, including proposed assessment rolls, as required by Section 372.016(a) of the PID Act; (ii) directed the City Secretary to file said proposed assessment rolls and to make both available for public inspection as required by Section 372.016(b); (iii) called a special meeting and public hearing for December 9, 2014, for the purpose of hearing and passing on any objections to the proposed assessments shown on the proposed Phase #1 Assessment Roll and Phases #2-9 Major Improvement Area Assessment Roll; and (iv) directed the City Secretary to publish and mail notice of such December 9, 2014 public hearing as required by Section 372.016(b) of the PID Act; and

WHEREAS, after publishing and mailing notice as require by the PID Act, the City Council convened the hearing on December 9, 2014 and then the City Council recessed such public hearing until January 13, 2015; and

WHEREAS, on January 13, 2015, the City Council reconvened the public hearing first opened on December 9, 2014, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved Ordinance No. 2015-02 (the "Phase #1 Assessment Ordinance") which approved and accepted the Service and Assessment Plan dated January 13, 2015 (the "Original Service and Assessment Plan") in conformity with the requirements of the PID Act, and levied the Assessments on Phase #1, as provided in the Service and Assessment Plan and the Phase #1 Assessment Roll and approved Ordinance No. 2015-03 (the "Phases #2-9 Assessment Ordinance") which approved and accepted the Original Service and Assessment Plan in conformity with the requirements of the PID Act, and levied the Assessments on Phases #2-9, as provided in the Original Service and Assessment Plan and the Phases #2-9 Major Improvement Area Assessment Roll; and

WHEREAS, the City levied Assessments on Phase #1 on the Phase #1 Assessed Property for the Phase #1 Improvements (as defined in the Original Service and Assessment Plan) and levied Assessments on the Phases #2-9 of the Phases #2-9 Major Improvement Area Assessed Property for the major improvements allocable to Phases #2-9 Major Improvement Area of the PID (the "Phases #2-9 Major Improvement Area Initial Projects") described in Section III of the Original Service and Assessment Plan, constructed and installed in accordance with the Original Service and Assessment Plan, as amended or updated from time to time; and

WHEREAS, the Assessments on Phase #1 and the Assessments on Phases #2-9 each included a "City Improvement Portion" related to certain water and sewer major improvements as described in Section III of the Original Service and Assessment Plan (the "2015 CCMI Assessment"); and

WHEREAS, the City Council has previously issued the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project) (the "Phase #1 Bonds"), which are secured by the Assessments on Phase #1 (excluding the portion of the 2015 CCMI Assessment allocable to Phase #1) which were levied against the assessable property located within the first construction phase of the District ("Phase #1"); and

WHEREAS, the City Council has previously issued the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project) (the "Phases #2-9 Major Improvement Area Bonds", and together with the Phase #1 Bonds, the "2015 PID Bonds"), which are secured by the Assessments on the Phases #2-9 (excluding the portion of 2015 CCMI Assessment allocable to Phases #2-9 Major Improvement Area) which were levied against the assessable property outside of Phase #1 of the District ("Phases #2-9 Major Improvement Area"); and

WHEREAS, in connection with the 2015 PID Bonds, the City Council approved Resolution No. 2015-01R on January 13, 2015, authorizing that certain "*Reimbursement*

Agreement – The Lakes at Mustang Ranch Public Improvement District", effective January 13, 2015, by and between the Developer and the City in which the Developer agrees to fund the costs of Authorized Improvements that specially benefit the assessable property within the PID and the City agrees to reimburse the Developer for a portion of such costs funded by the Developer with interest as permitted by Section 372.023(d)(1) of the Act; and

WHEREAS, on December 13, 2016, the City Council adopted Ordinance No. 2016-84, recorded as Document No. 2022022500314270 in the real property records of the County on February 25, 2022, that approved an update to the Original Service and Assessment Plan and levied assessments on Phase #2 for the Phase #2 Improvements; and

WHEREAS, on December 10, 2019, the City Council adopted Ordinance No. 2019-51, recorded as Document No. 20200102000005770 in the real property records of the County on January 2, 2020, that approved an update to the Original Service and Assessment Plan, as previously updated, and levied assessments on Phase #3 for the Phase #3 Improvements; and

WHEREAS, on July 14, 2020, the City Council adopted Ordinance No. 2020-50, recorded as Document No. 20200716001107540 in the real property records of the County on July 16, 2020, that approved an update to the Original Service and Assessment Plan, as previously updated, and levied assessments on Phase #4 for the Phase #4 Improvements; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding a series of Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the trustee under the indenture of trust related to the refunded bonds, the proceeds of such refunding bonds, together with other available finds, in an amount sufficient to provide for the payment or redemption of such refunded bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds; and

WHEREAS, the City Council has previously issued revenue bonds, in accordance with the PID Act and Chapter 1207, Texas Government Code, as amended, to refund the Phase #1 Bonds, such bonds are entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" (the "Phase #1 Refunding Bonds"), such Phase #1 Refunding Bonds are payable solely from the Phase #1 Assessment Revenue and other funds pledged under the Indenture related to the Phase #1 Refunding Bonds to the payment of the Phase #1 Refunding Bonds and for the purposes set forth in the Indenture related to the Phase #1 Refunding Bonds; and

WHEREAS, in connection with the Phase #1 Refunding Bonds, the City Council approved an amendment and restatement to the Original Service and Assessment Plan, as it had been previously updated (the "2020 Amended and Restated Service and Assessment Plan"), and pursuant to direction from the Administrator that the conditions required for completely reducing the 2015 CCMI Assessments, the City has formally released the 2015 CCMI Assessment portion of the Phase #1 Assessment and the Phases #2-9 Assessment; and

WHEREAS, on June 8, 2021, the City Council adopted Ordinance No. 2021-48, recorded as Document No. 20211221002567660 in the real property records of the County on December 21, 2021, that approved an update to the 2020 Amended and Restated Service and Assessment Plan (the "2021 Amended and Restated Service and Assessment Plan") and levied Assessments on Phase #5 for the Phase #5 Improvements; and

WHEREAS, on June 14, 2022, the City Council adopted Ordinance No. 2022-68, recorded as Document No. 2022000095835 in the real property records of the County on June 17, 2022 and re-recorded as Document No. 2022000098447 in the real property records of the County on June 23, 2022, that approved an update to the 2021 Amended and Restated Service and Assessment Plan (the "2022 Amended and Restated Service and Assessment Plan"), as previously updated, and levied Assessments on Phase #6 for the Phase #6 Projects; and

WHEREAS, on February 14, 2023 the City Council adopted Ordinance No. 2023-12, recorded as Document No. 2023000015419 in the real property records of the County on February 16, 2023, that approved an update to the 2022 Amended and Restated Service and Assessment Plan (the "2023 Amended and Restated Service and Assessment Plan"), as previously updated, and levied Assessments on Phase #7 for the Phase #7 Projects; and

WHEREAS, the City is authorizing the (i) issuance of the Phases #2-9 Refunding and Improvement Bonds to refund the Phases #2-9 Major Improvement Area Bonds, and to acquire a portion of the Phases #2-9 Major Improvement Area Initial Projects secured under the Reimbursement Agreement and to acquire the Phase #2 Improvements, the Phase #3 Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Projects, and the Phase #7 Projects secured under the Reimbursement Agreement; and (ii) the levy of Assessments on benefitted property within Phases #8-9 and the issuance of the Phases #8-9 Improvement Bonds to acquire a portion of the Phases #8-9 Projects on January 14, 2025; and

NOW, THEREFORE, the 2023 Amended and Restated Service and Assessment Plan, as previously updated, is further updated for the issuance of the Phases #2-9 Refunding and Improvement Bonds, the levy of Assessments on benefitted property within Phases #8-9, and the issuance of the Phases #8-9 Improvement Bonds (as updated, the "Service and Assessment Plan") as follows:

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On March 10, 2008 the City Council of the City of Celina, Texas passed Resolution No. 2008-06R approving and authorizing the creation of The Lakes at Mustang Ranch Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in the PID, all of which is located within the City, with authorization that became effective following the publication of such resolution on March 27, 2008.

The property in the PID is proposed to be developed in approximately nine phases, and the Assessments are levied against property within each phase or phases to finance public improvements for each phase as each phase is developed. Assessments have been and are being imposed on all property in the PID for the public improvements that benefit the entire PID and on the property in each phase for the public improvements to be provided for that phase. Additionally, certain improvements that benefit the entire PID and certain improvements that benefit property within each phase will be paid for by the Developer without reimbursement.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Service and Assessment Plan has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix D.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter". The Assessment Rolls for the PID are included as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, Appendix M, and Appendix N of this Service and Assessment Plan. The Assessments, as shown on each applicable Assessment Roll are based on

the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest Component" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on the Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve" means, with respect to the Bonds, a reserve account to be funded from Additional Interest Component collected each year as more fully described in Section V.H of this Service and Assessment Plan.

"Additional Major Improvements" mean the Authorized Improvements which benefit all Assessed Property within the PID, which were not part of the Initial Major Improvements, and which are described in Section III.C. Assessments have been or are being levied against property within Phase #6, Phase #7 and Phases #8-9 only to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #6, Phase #7 and Phases #8-9, respectively. The Actual

Costs of the Additional Major Improvements allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 will be paid by the Developer without reimbursement.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any Trust Indenture relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments, including interest, as shown on the Assessment Rolls attached hereto as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, Appendix M, and Appendix N as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the amount collected as a part of an Annual Installment related to a series of Bonds, as the Additional Interest Component for the Additional Interest Reserve described in Section V of this Service and Assessment Plan; and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in the applicable Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation

upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the respective Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means, as applicable, the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, the Phase #7 Assessment Roll, or the Phases #8-9 Assessment Roll, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"Budgeted Cost(s)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, Texas.

"City Council" means the duly elected governing body of the City.

"Consolidated Summary of Assessments for Phases #2-7 Projects" means the document included in this Service and Assessment Plan as Exhibit 1, which restates the assessments expected to be collected from the Phases #2-7 Assessed Property, and which relate to Phases #2-7 Projects, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area Initial Projects and Phases #2-7 Projects" means the document included in this Service and Assessment Plan as Exhibit 2, which restates the assessments expected to be collected from the Phases #2-9 Major Improvement Area Assessed Property and from the Phases #2-7 Assessed Property, which relate to the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-7 Projects combined, and which secures the Phases #2-9 Refunding and Improvement Bonds,

as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"County" means Collin County, Texas.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means Celina 682 Partners, L.P., a Texas limited partnership.

"Equivalent Units" mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix E attached hereto.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowners' association.

"Initial Major Improvements" mean the Authorized Improvements which benefit all Assessed Property (excluding the Additional Major Improvements) within the PID and are described in Section III.B.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of the County.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix E. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, Lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the City Council.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.K.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax

purposes or by lot and block number in a final subdivision plat recorded in the real property records of Collin County.

"Phase" means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Bonds or upon the incurrence of an obligation under the Reimbursement Agreement related to such Phase for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

"Phase #1" means the initial Phase to be developed, identified as "Phase #1" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

"Phase #1 Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to Phase #1, which are described in Section III.C. The costs of the Phase #1 Additional Projects were paid for by the Developer without reimbursement.

"Phase #1 Assessed Property" means all Parcels within Phase #1 against which an Assessment relating to the Phase #1 Initial Projects is levied, as shown in the Phase #1 Assessment Roll.

"Phase #1 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Initial Projects.

"Phase #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #1 Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Improvement District Phase #1 Project)" that were secured by Phase #1 Assessment Revenues and which have been refunded by the Phase #1 Refunding Bonds.

"Phase #1 Improvements" mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.D.

"Phase #1 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #1 and (ii) the Phase #1 Improvements, which are described in Section III.

"Phase #1 Refunding Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" issued by the City to refund the Phase #1 Bonds relating to the Phase #1 Initial Projects.

"Phase #2" means the second Phase to be developed, identified as "Phase #2" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Phase #2 Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to Phase #2, which are described in Section III.C. The costs of the Phase #2 Additional Projects were paid for by the Developer without reimbursement.

"Phase #2 Assessed Property" means all Parcels within Phase #2 against which an Assessment relating to the Phase #2 Improvements is levied, as shown in the Phase #2 Assessment Roll.

"Phase #2 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #2 Improvements.

"Phase #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of the Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #2 Improvements" mean the Authorized Improvements which only benefit Phase #2 Assessed Property and are described in Section III.E.

"Phase #2 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #2, and (ii) the Phase #2 Improvements, which are described in Section III.

"Phase #3" means the third Phase to be developed, identified as "Phase #3" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix I.

"Phase #3 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #3, which are described in Section III.C. The costs of the Phase #3 Additional Projects were paid for by the Developer without reimbursement.

"Phase #3 Assessed Property" means all Parcels within Phase #3 against which an Assessment relating to the Phase #3 Improvements is levied, as shown in the Phase #3 Assessment Roll.

"Phase #3 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #3 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #3 Improvements.

"Phase #3 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix I**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the

issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #3 Improvements" mean the Authorized Improvements which only benefit Phase #3 Assessed Property and are described in Section III.F.

"Phase #3 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #3, and (ii) the Phase #3 Improvements, which are described in Section III.

"Phase #4" means the fourth Phase to be developed, identified as "Phase #4" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix J.

"Phase #4 Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to Phase #4, which are described in Section III.C. The costs of the Phase #4 Additional Projects were paid for by the Developer without reimbursement.

"Phase #4 Assessed Property" means all Parcels within Phase #4 against which an Assessment relating to the Phase #4 Improvements is levied, as shown in the Phase #4 Assessment Roll.

"Phase #4 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #4 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #4 Improvements.

"Phase #4 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix J**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #4 Improvements" mean the Authorized Improvements which only benefit Phase #4 Assessed Property and are described in Section III.G.

"Phase #4 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #4, and (ii) the Phase #4 Improvements, which are described in Section III.

"Phase #5" means the fifth Phase to be developed, identified as "Phase #5" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown on the Final Plat Mustang Lakes Phase Five approved by the City on August 10, 2021, and recorded in the real property records of the County as Document No. 20210811010002910 on August 11, 2021.

"Phase #5 Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to Phase #5, which are described in Section III.C. The costs of the Phase #5 Additional Projects were paid for by the Developer without reimbursement.

"Phase #5 Assessed Property" means all Parcels within Phase #5 against which an Assessment relating to the Phase #5 Improvements is levied, as shown in the Phase #5 Assessment Roll.

"Phase #5 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #5 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #5 Improvements.

"Phase #5 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix K**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #5 Improvements" mean the Authorized Improvements which only benefit Phase #5 Assessed Property and are described in Section III.H.

"Phase #5 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #5, and (ii) the Phase #5 Improvements, which are described in Section III.

"Phase #6" means the sixth Phase to be developed, identified as "Phase #6" and generally shown in the PID map in Appendix A, and as described in the legal description for Phase #6 in Appendix A.

"Phase #6 Assessed Property" means all Parcels within Phase #6 against which an Assessment relating to the Phase #6 Projects is levied, as shown in the Phase #6 Assessment Roll.

"Phase #6 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #6 Assessed Property, or the Annual Installments thereof, for the Phase #6 Projects.

"Phase #6 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix L**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #6 Improvements" mean the Authorized Improvements which only benefit Phase #6 Assessed Property and are described in Section III.I.

"Phase #6 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phase #6.

"Phase #6 Projects" mean (i) the pro rata portion of the Additional Major Improvements allocable to Phase #6, and (ii) the Phase #6 Improvements, which are described in Section III.

"Phase #7" means the seventh Phase to be developed, identified as "Phase #7" and generally shown in the PID map in Appendix A, and as described in the legal description for Phase #7 in Appendix A.

"Phase #7 Assessed Property" means all Parcels within Phase #7 against which an Assessment relating to the Phase #7 Projects is levied, as shown in the Phase #7 Assessment Roll.

"Phase #7 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #7 Assessed Property, or the Annual Installments thereof, for the Phase #7 Projects.

"Phase #7 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix M**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #7 Improvements" mean the Authorized Improvements which only benefit Phase #7 Assessed Property and are described in Section III.J.

"Phase #7 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phase #7.

"Phase #7 Projects" mean (i) the pro rata portion of the Additional Major Improvements allocable to Phase #7, and (ii) the Phase #7 Improvements, which are described in Section III.

"Phases #2-7 Assessed Property" means collectively all Parcels within the Phase #2 Assessed Property, Phase #3 Assessed Property, Phase #4 Assessed Property, Phase #5 Assessed Property, Phase #6 Assessed Property, and the Phase #7 Assessed Property.

"Phases #2-7 Projects" mean (i) the Phase #2 Improvements, (ii) the Phase #3 Improvements, (iii) the Phase #4 Improvements, (iv) the Phase #5 Improvements, (v) the Phase #6 Projects, and (vi) the Phase #7 Projects.

"Phases #2-9 Major Improvement Area" means the property within the PID excluding Phase #1 which is to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

"Phases #2-9 Major Improvement Area Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to the Phases #2-9 Major Improvement Area and are described in Section III.C.

"Phases #2-9 Major Improvement Area Assessed Property" means, for any year, all Parcels within the PID against which an Assessment relating to the Phases #2-9 Major Improvement Area Initial Projects is levied.

"Phases #2-9 Major Improvement Area Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against the Phases #2-9 Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Phases #2-9 Major Improvement Area Initial Projects.

"Phases #2-9 Major Improvement Area Assessment Roll" means the document included in this Service and Assessment Plan as Appendix F, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #2-9 Major Improvement Area Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project)" previously issued by the City to finance the Phase #2-9 Major Improvement Area Initial Projects and which are being refunded by the Phases #2-9 Refunding and Improvement Bonds.

"Phases #2-9 Major Improvement Area Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to the Phases #2-9 Major Improvement Area and are described in Section III.B.

"Phases #2-9 Refunding and Improvement Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" that are secured by the Phase #2 Assessment Revenues, the Phase #3 Assessment Revenues, the Phase #4 Assessment Revenues, the Phase #5 Assessment Revenues, the Phase #6 Assessment Revenues, the Phase #7 Assessment Revenues, and the Phases #2-9 Major Improvement Area Assessment Revenues.

"Phases #8-9" means the eighth Phase to be jointly developed, identified as "Phases #8-9" and generally shown in the PID map in Appendix A, and as described in the legal description for Phases #8-9 in Appendix A.

"Phases #8-9 Assessed Property" means all Parcels within Phases #8-9 against which an Assessment relating to the Phases #8-9 Projects are being levied, as shown in the Phases #8-9 Assessment Roll.

"Phases #8-9 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phases #8-9 Assessed Property, or the Annual Installments thereof, for the Phases #8-9 Projects.

"Phases #8-9 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix N**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #8-9 Improvements" mean the Authorized Improvements which only benefit Phases #8-9 Assessed Property and are described in Section III.K.

"Phases #8-9 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phases #8-9.

"Phases #8-9 Projects" mean (i) the pro rata portion of the Additional Major Improvements allocable to Phases #8-9, and (ii) the Phases #8-9 Improvements, which are described in Section III.

"Phases #8-9 Improvement Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project) that are secured by Phases #8-9 Assessment Revenues.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"Planned Development Regulations" mean the development regulations included as Exhibit D to the Amended and Restated Development Agreement dated as of October 23, 2014, and recorded in the Official Public Records of Collin County, Texas, on November 7, 2014, at document number 20141107001222280.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property, real property, right-of-way and easements within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means that certain Reimbursement Agreement – The Lakes at Mustang Ranch Public Improvement District, effective January 13, 2015, by and between the Developer and the City in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by Section 372.023(d)(1) of the Act. Following the issuance of the Phases #2-9 Refunding and Improvement Bonds and the Phases #8-9 Improvement Bonds, all outstanding obligations under the Reimbursement Agreement will be satisfied when paid in accordance with the Reimbursement Agreement and the respective Indentures relating to such Bonds; and following the completion of all the Authorized Improvements and the satisfaction of such outstanding obligations, the Reimbursement Agreement will be terminated in accordance with its terms.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be updated and/or amended from time to time.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is located within the City limits and contains approximately 682 acres of land. A map of the property and each Phase within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,701 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to property within the PID. The estimated number of Lots (1,701) and the classification of each Lot are based upon the revised development plan.

The overall development plan that was last revised in 2024 is shown Table II-A.

Table II-A
Proposed Development – Last Revised 2024

Lot Type	Quantity	Measurement
Single Family – One acre	33	Units
Single Family – 100 Ft	60	Units
Single Family – 86 Ft	281	Units
Single Family – 74 Ft	359	Units
Single Family – 65 Ft	167	Units
Single Family – 60 Ft	325	Units
Single Family – 50 Ft	343	Units
Single Family – 40 Ft	73	Units
Single Family – 35 Ft	60	Units
Total	**1,701**	**Units**

B. PROPERTY INCLUDED IN THE PHASES #2-9 MAJOR IMPROVEMENT AREA

The Phases #2-9 Major Improvement Area consists of approximately 504 acres and is projected to contain 1,366 single family residential units (including the 360 units in Phase #2, 195 single units in Phase #3, 9 units in Phase #4, 97 units in Phase #5, 257 units in Phase #6, 171 units in Phase #7, and 277 in Phases #8-9, as shown in Table II-B and in Appendix A.

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Table II-B
Phases #2-9 Major Improvement Area – Proposed Development

Lot Type	Quantity	Measurement
Single Family – One acre	15	Units
Single Family – 100 Ft	60	Units
Single Family – 86 Ft	233	Units
Single Family – 74 Ft	303	Units
Single Family – 65 Ft	167	Units
Single Family – 60 Ft	221	Units
Single Family – 50 Ft	234	Units
Single Family – 40 Ft	73	Units
Single Family – 35 Ft	60	Units
Total	**1,366**	**Units**

C. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 178 acres and contains 335 single family residential units, as shown in Table II-C and in Appendix A.

Table II-C
Phase #1 Development

Lot Type	Quantity	Measurement
Single Family – One acre	18	Units
Single Family – 86 Ft	48	Units
Single Family – 74 Ft	56	Units
Single Family – 60 Ft	104	Units
Single Family – 50 Ft	109	Units
Total	**335**	**Units**

D. PROPERTY INCLUDED IN PHASE #2

Phase #2 consists of approximately 104 acres and contains 360 single family residential units, as shown in Table II-D and in Appendix A.

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Table II-D
Phase #2 Development

Lot Type	Quantity	Measurement
Single Family – 100 Ft	4	Units
Single Family – 86 Ft	49	Units
Single Family – 74 Ft	68	Units
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	171	Units
Total	**360**	**Units**

E. Property Included in Phase #3

Phase #3 consists of approximately 72 acres and contains 195 single family residential units, as shown in Table II-E and in Appendix A.

Table II-E
Phase #3 Development

Lot Type	Quantity	Measurement
Single Family – 86 Ft	25	Units
Single Family – 74 Ft	88	Units
Single Family – 60 Ft	82	Units
Total	**195**	**Units**

F. Property Included in Phase #4

Phase #4 consists of approximately 3.007 acres and contains 9 single family residential units, as shown in Table II-F and in Appendix A.

Table II-F
Phase #4 Development

Lot Type	Quantity	Measurement
Single Family – 86 Ft	2	Units
Single Family – 74 Ft	3	Units
Single Family – 60 Ft	2	Units
Single Family – 50 Ft	2	Units
Total	**9**	**Units**

G. Property Included in Phase #5

Phase #5 consists of approximately 35.835 acres and contains 97 single family residential units, as shown in Table II-G and in Appendix A.

Table II-G
Phase #5 Development

Lot Type	Quantity	Measurement
Single Family – One acre[1]	1	Units
Single Family – 86 Ft	58	Units
Single Family – 65 Ft	38	Units
Total	**97**	**Units**

[1]The one-acre lot within Phase #5 does not benefit from the Phase #5 Improvements and therefore has only been assessed for costs related to the Phases #2-9 Major Improvement Area Initial Projects and is not included in the Phase #5 Assessment Roll.

H. PROPERTY INCLUDED IN PHASE #6

Phase #6 consists of approximately 64.337 acres and contains 257 single family residential units, as shown in Table II-H and in Appendix A.

Table II-H
Phase #6 Development

Lot Type	Quantity	Measurement
Single Family – 74 Ft	61	Units
Single Family – 60 Ft	69	Units
Single Family – 50 Ft	61	Units
Single Family – 40 Ft	66	Units
Total	**257**	**Units**

I. PROPERTY INCLUDED IN PHASE #7

Phase #7 consists of approximately 100.467 acres and is projected to contain 171 single family residential units, as shown in Table II-I and in Appendix A.

Table II-I
Phase #7 Proposed Development

Lot Type	Quantity	Measurement
Single Family – One-Acre Ft	14	Units
Single Family – 100 Ft	54	Units
Single Family – 86 Ft	33	Units
Single Family – 74 Ft	39	Units
Single Family – 65 Ft	31	Units
Total	**171**	**Units**

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J. PROPERTY INCLUDED IN PHASES #8-9

Phases #8-9 consists of approximately 103.865 acres and is projected to contain 277 single family residential units, as shown in Table II-J and in Appendix A.

Table II-J
Phases #8-9 Proposed Development

Lot Type	Quantity	Measurement
Single Family – 100 Ft	2	Units
Single Family – 86 Ft	66	Units
Single Family – 74 Ft	44	Units
Single Family – 65 Ft	98	Units
Single Family – 40 Ft	7	Units
Single Family – 35 Ft	60	Units
Total	**277**	**Units**

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or streets, any other roadways, or their rights-of-way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements as described in Appendix B and shown on the diagrams included as Appendix C should be undertaken by the City for the benefit of the property within the PID.

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The Initial Major Improvements benefit the entire PID. The Actual Costs of the Initial Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Initial Major Improvements are shown in Table III-A.

Roadway Improvements:

The roadway portion of the Initial Major Improvements includes clearing, grubbing, excavation of streets and right of ways, construction of lime treated subgrade and reinforced concrete street pavements, deceleration lanes, turn lanes, sidewalks and retaining walls. The roadway improvements include an allocable share of perimeter road improvements. The roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Initial Major Improvements includes water mains of various diameters, generally, 8-12 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances. The water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Initial Major Improvements includes sanitary sewer mains of various diameters, which are PVC pipe, manholes, service lines, clean-outs, and other sewer main appurtenances. The sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Initial Major Improvements includes pre-development erosion control, silt fences, rock check dams, sedimentation basins, and drainage structures, various size reinforced concrete pipes, curb inlets, pre-cast headwalls, detention structures and trench safety. The storm drainage collection system improvements have been constructed according to City standards.

Table III-A
Initial Major Improvement Costs

Authorized Improvements	Total Initial Major Improvement Costs	Phase #1 Allocated Amount[1]	Phases #2-9 Major Improvement Area Allocated Amount[1]
Roadway Improvements	$10,366,268	$1,988,018	$8,378,250
Water improvements	$918,591	$176,165	$742,426
Sanitary sewer improvements	$1,651,669	$316,753	$1,334,916
Storm drainage improvements	$1,768,948	$339,245	$1,429,703
Soft and miscellaneous costs[2]	$427,195	$81,926	$1,692,977
Total Authorized Improvements	**$15,132,671**	**$2,902,107**	**$13,578,272**

[1]Allocation of Initial Major Improvements are based on the methodologies described in Section V.C and shown in Table V-A.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

The Additional Major Improvements benefit the entire PID. The Budgeted Costs of the Additional Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Assessments have been levied against property within Phase #6 and Phase #7 and are being levied against property within Phases #8-9 to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #6, Phase #7, and Phases #8-9, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 will be paid by the Developer without reimbursement.

The Additional Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Additional Major Improvements are shown in Table III-B.

Roadway Improvements:

The roadway portion of the Additional Major Improvements includes clearing, grubbing, excavation of streets and right of ways, construction of lime treated subgrade and reinforced concrete street pavements, deceleration lanes, turn lanes, sidewalks, street lights and appurtenances thereto. The roadway improvements include an allocable share of perimeter road improvements. The roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Additional Major Improvements includes water mains of various diameters, generally, 8-12 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances. The water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Additional Major Improvements includes sanitary sewer mains of various diameters, which are PVC pipe, manholes, service lines, clean-outs, and other sewer main appurtenances. The sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Additional Major Improvements includes pre-development erosion control, excavation of detention facilities, retaining walls, silt fences, rock check dams, sedimentation basins and drainage structures, various size reinforced concrete pipes, curb inlets, pre-cast headwalls, detention structures and trench safety. The storm drainage collection system improvements will be constructed according to City standards.

Table III-B
Estimated Additional Major Improvement Costs

Authorized Improvements	Total Additional Major Improvement Costs	Phase #1 Allocated Amount[1]	Phases #2-9 Major Improvement Area Allocated Amount[1]
Roadway Improvements	$1,417,681	$282,136	$1,135,545
Water improvements	$182,128	$36,246	$145,882
Sanitary sewer improvements	$172,975	$34,424	$138,551
Storm drainage improvements	$285,348	$56,788	$228,560
Soft and miscellaneous costs	$80,026	$15,926	$64,100
Total Authorized Improvements	**$2,138,158**	**$425,520**	**$1,712,638**

[1]Allocation of Additional Major Improvements are based on the methodologies described in Section V.D and shown in Table V-D. Additional Major Improvements allocated to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 were paid for by the Developer without reimbursement. See Table III-C below for allocation.

The Phases #2-9 Major Improvement Area allocated amount of the Additional Major Improvements shown above is allocated to all Phases within the Phases #2-9 Major Improvement Area as shown in Table III-C.

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Table III-C
Estimated Additional Major Improvement Costs – Phases #2-9 Major Improvement Area Allocation to Phases #2-9

Authorized Improvements	Total Phases #2-9 Major Improvement Area Allocated Amount[1]	Phase #2, Phase #3, Phase #4, and Phase #5 Allocated Amount[2,3]	Phase #6 Allocated Amount[2]	Phase #7 Allocated Amount[2]	Phases #8-9 Allocated Amount[2]
Roadway Improvements	$1,135,545	$537,456	$177,109	$199,008	$221,972
Water improvements	$145,882	$69,046	$22,753	$25,566	$28,516
Sanitary sewer improvements	$138,551	$65,576	$21,610	$24,282	$27,083
Storm drainage improvements	$228,560	$108,178	$35,648	$40,056	$44,678
Soft and miscellaneous costs	$64,100	$30,339	$9,998	$11,234	$12,530
Total Authorized Improvements	**$1,712,638**	**$810,596**	**$267,117**	**$300,146**	**$334,779**

[1]See Table III-B.
[2]Allocation of Additional Major Improvements are based on the methodologies described in Section V.D and shown in Table V-D.
[3]Additional Major Improvements allocated to Phase #2, Phase #3, Phase #4, and Phase #5 were paid for by the Developer without reimbursement.

D. DESCRIPTION AND COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #1 Initial Projects and the Actual Costs of the Phase #1 Additional Projects are shown in Table III-D.

Roadway Improvements:

The roadway portion of the Phase #1 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, removal of existing curbs, sidewalks, retaining walls, signage and traffic control devises. The Phase #1 roadway improvements include an allocable share of perimeter road improvements. The Phase #1 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #1 Improvements includes PVC waterlines, various gate valves and boxes, fire hydrants, and tapping sleeves. The Phase #1 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #1 Improvements includes PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #1 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #1 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, pre-cast headwalls, detention structures and trench safety. The Phase #1 storm drainage collection system improvements have been constructed according to City standards.

Table III-D
Phase #1 Initial Project and Phase #1 Additional Project Costs

Authorized Improvements	Phase #1 Improvements[1]	Phase #1's Proportional Share of Initial Major Improvements[2]	Phase #1's Additional Projects	Total
Roadway improvements	$3,039,827	$1,988,018	$282,136	$5,309,981
Water improvements	$1,108,794	$176,165	$36,246	$1,321,205
Sanitary sewer improvements	$943,787	$316,753	$34,424	$1,294,964
Storm drainage improvements	$651,432	$339,245	$56,788	$1,047,464
Soft and miscellaneous costs	$626,775	$81,926	$15,926	$724,628
Total Authorized Improvements	**$6,370,615**	**$2,902,107**	**$425,520**	**$9,698,242**

[1]See Table III-A.
[2]See Table III-B. Additional Major Improvements allocated to Phase #1 were paid for by the Developer without reimbursement.

E. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #2 Initial Projects and the Actual Costs of the Phase #2 Additional Projects are shown in Table III-E.

Roadway Improvements:

The roadway portion of the Phase #2 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks, signage and traffic control devises. The Phase #2 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #2 Improvements include PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #2 water distribution system improvements have been constructed according to City standards.

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Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #2 Improvements includes PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #2 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #2 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, pre-cast headwalls, detention structures and trench safety. The Phase #2 storm drainage collection system improvements have been constructed according to City standards.

Table III-E
Phase #2 Initial Project and Phase #2 Additional Project Costs

Authorized Improvements	Phase #2 Improvements[1]	Phase #2's Proportional Share of Initial Major Improvements[2]	Phase #2's Additional Projects[3]	Total
Roadway improvements	$2,170,986	$2,024,515	$273,602	$4,469,103
Water improvements	$740,466	$179,399	$35,149	$955,015
Sanitary sewer improvements	$826,596	$322,568	$33,383	$1,182,547
Storm drainage improvements	$914,871	$345,473	$55,070	$1,315,414
Soft and miscellaneous costs	$761,108	$409,090	$15,444	$1,185,642
Total Authorized Improvements	**$5,414,027**	**$3,281,045**	**$412,648**	**$9,107,720**

[1]Costs of the Phase #2 Improvements were paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #2 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #2 Assessment Revenues issued by the City.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #2's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #2's proportional share of Additional Major Improvements were paid solely by the Developer without reimbursement.

F. Descriptions and Costs of Phase #3 Improvements

The Phase #3 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #3 Initial Projects and the Actual Costs of the Phase #3 Additional Projects are shown in Table III-F.

Roadway Improvements:

The roadway portion of the Phase #3 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete

street pavements, ramps, sidewalks, signage and traffic control devises. The Phase #3 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #3 Improvements include PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #3 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #3 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #3 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #3 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, headwalls, detention structures and trench safety. The Phase #3 storm drainage collection system improvements have been constructed according to City standards.

Table III-F
Phase #3 Initial Project and Phase #3 Additional Project Costs

Authorized Improvements	Phase #3 Improvements[1]	Phase #3's Proportional Share of Initial Major Improvements[2]	Phase #3's Additional Projects[3]	Total
Roadway improvements	$1,919,000	$1,241,757	$165,936	$3,326,693
Water improvements	$727,000	$110,036	$21,318	$858,354
Sanitary sewer improvements	$554,000	$197,850	$20,246	$772,097
Storm drainage improvements	$965,000	$211,899	$33,399	$1,210,298
Soft and miscellaneous costs	$212,000	$250,919	$9,367	$472,286
Total Authorized Improvements	**$4,377,000**	**$2,012,462**	**$250,266**	**$6,639,728**

[1]Costs of the Phase #3 Improvements were paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #3 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #3 Assessment Revenues issued by the City.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #3's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #3's proportional share of Additional Major Improvements were paid solely by the Developer without reimbursement.

G. DESCRIPTION AND COSTS OF PHASE #4 IMPROVEMENTS

The Phase #4 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #4 Initial Projects and the Actual Costs of the Phase #4 Additional Projects are shown in Table III-G.

Roadway Improvements:

The roadway portion of the Phase #4 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #4 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #4 Improvements includes PVC waterlines and miscellaneous fittings. The Phase #4 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #4 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #4 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #4 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #4 storm drainage collection system improvements have been constructed according to City standards.

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Table III-G
Phase #4 Initial Project and Phase #4 Additional Project Costs

Authorized Improvements	Phase #4 Improvements[1]	Phase #4's Proportional Share of Initial Major Improvements[2]	Phase #4's Additional Projects[3]	Total
Roadway improvements	$222,000	$56,019	$7,513	$285,532
Water improvements	$48,000	$4,964	$965	$53,929
Sanitary sewer improvements	$33,000	$8,926	$917	$42,842
Storm drainage improvements	$33,000	$9,559	$1,512	$44,071
Soft and miscellaneous costs	$56,000	$11,320	$424	$67,744
Total Authorized Improvements	**$392,000**	**$90,788**	**$11,330**	**$494,118**

[1]Costs of the Phase #4 Improvements were paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #4 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #4 Assessment Revenues issued by the City.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #4's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #4's proportional share of Additional Major Improvements were paid solely by the Developer without reimbursement.

H. DESCRIPTIONS AND COSTS OF PHASE #5 IMPROVEMENTS

The Phase #5 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #5 Initial Projects and the Actual Costs of the Phase #5 Additional Projects are shown in Table III-H.

Roadway Improvements:

The roadway portion of the Phase #5 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #5 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #5 Improvements includes PVC waterlines and miscellaneous fittings. The Phase #5 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #5 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase

#5 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #5 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #5 storm drainage collection system improvements will be constructed according to City standards.

Table III-H
Phase #5 Initial Project and Phase #5 Additional Project Costs

Authorized Improvements	Phase #5 Improvements[1]	Phase #5's Proportional Share of Initial Major Improvements[2]	Phase #5's Additional Projects[3]	Total
Roadway improvements	$1,819,522	$686,941	$90,406	$2,596,869
Water improvements	$561,505	$60,872	$11,614	$633,992
Sanitary sewer improvements	$372,977	$109,451	$11,031	$493,459
Storm drainage improvements	$527,430	$117,223	$18,197	$662,850
Soft and miscellaneous costs	$182,761	$138,809	$5,103	$326,673
Total Authorized Improvements	**$3,464,195**	**$1,113,296**	**$136,351**	**$4,713,842**

[1]Costs of the Phase #5 Improvements have been paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #5 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #5 Assessment Revenues issued by the City.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #5's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #5's proportional share of Additional Major Improvements were paid solely by the Developer without reimbursement.

I. DESCRIPTION OF ESTIMATED COSTS OF PHASE #6 IMPROVEMENTS

The Phase #6 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #6 Initial Projects and Phase #6 Projects are shown in Table III-I and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements:

The roadway portion of the Phase #6 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #6 roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #6 Improvements includes PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #6 water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #6 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #6 sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #6 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #6 storm drainage collection system improvements will be constructed according to City standards.

Table III-I
Phase #6 Initial Project and Phase #6 Project Costs

Authorized Improvements	Phase #6 Improvements[1]	Phase #6's Proportional Share of Initial Major Improvements[2]	Phase #6's Proportional Share of Additional Major Improvements[3]	Total
Roadway improvements	$2,868,493	$1,293,775	$177,109	$4,339,377
Water improvements	$929,716	$114,646	$22,753	$1,067,115
Sanitary sewer improvements	$882,344	$206,139	$21,610	$1,110,093
Storm drainage improvements	$675,593	$220,776	$35,648	$932,017
Soft and miscellaneous costs	$344,797	$261,431	$9,998	$616,226
Total Phase #6 Improvement Costs	**$5,700,944**	**$2,096,766**	**$267,117**	**$8,064,828**

[1]Costs of the Phase #6 Improvements were paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #6 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #6 Assessment Revenues issued by the City.
[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #6's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceed of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.
[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #6's proportional share of Additional Major Improvements will be reimbursed to the Developer solely by the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by the Phase #6 Assessment Revenues.

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J. DESCRIPTION OF ESTIMATED COSTS OF PHASE #7 IMPROVEMENTS

The Phase #7 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #7 Initial Projects and Phase #7 Projects are shown in Table III-J and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements:

The roadway portion of the Phase #7 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #7 roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #7 Improvements includes PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #7 water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #7 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #7 sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #7 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #7 storm drainage collection system improvements will be constructed according to City standards.

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Table III-J
Estimated Phase #7 Initial Project and Phase #7 Project Costs

Authorized Improvements	Phase #7 Improvements[1]	Phase #7's Proportional Share of Initial Major Improvements[2]	Phase #7's Proportional Share of Additional Major Improvements[3]	Total
Roadway improvements	$4,046,257	$1,453,748	$199,008	$5,699,014
Water improvements	$1,138,466	$128,822	$25,566	$1,292,854
Sanitary sewer improvements	$1,047,775	$231,627	$24,282	$1,303,684
Storm drainage improvements	$1,017,931	$248,074	$40,056	$1,306,061
Soft and miscellaneous costs	$320,612	$293,756	$11,234	$625,602
Total Phase #7 Improvement Costs	**$7,571,041**	**$2,356,028**	**$300,146**	**$10,227,215**

[1]Costs of the Phase #7 Improvements will be paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #7 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #7 Assessment Revenues issued by the City.
[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #7's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.
[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #7's proportional share of Additional Major Improvements will be reimbursed to the Developer solely by the proceeds of the Phases #2-9 Refunding and Improvement Bonds, secured in part by the Phase #7 Assessment Revenues.

K. DESCRIPTION OF ESTIMATED COSTS OF PHASES #8-9 IMPROVEMENTS

The Phases #8-9 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phases #8-9 Initial Projects and Phases #8-9 Projects are shown in Table III-K and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements:

The roadway portion of the Phases #8-9 Improvements include clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phases #8-9 roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phases #8-9 Improvements include PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phases #8-9 water distribution system improvements will be constructed according to City standards.

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Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phases #8-9 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phases #8-9 sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phases #8-9 Improvements include pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phases #8-9 storm drainage collection system improvements will be constructed according to City standards.

Table III-K
Estimated Phases #8-9 Initial Project and Phases #8-9 Project Costs

Authorized Improvements	Phases #8-9 Improvements[1]	Phases #8-9's Proportional Share of Initial Major Improvements[2]	Phases #8-9's Proportional Share of Additional Major Improvements[3]	Total
Roadway improvements	$3,326,530	$1,621,494	$221,972	$5,169,996
Water improvements	$1,559,651	$143,686	$28,516	$1,731,854
Sanitary sewer improvements	$1,570,362	$258,355	$27,083	$1,855,800
Storm drainage improvements	$1,952,086	$276,699	$44,678	$2,273,463
Soft and miscellaneous costs	$906,031	$327,652	$12,530	$1,246,213
Total Phases #8-9 Improvement Costs	**$9,314,659**	**$2,627,887**	**$334,779**	**$12,277,325**

[1]Costs of the Phases #8-9 Improvements will be paid by the Developer and a portion of such costs will be reimbursed to the Developer solely from the proceeds of the Phases #8-9 Improvement Bonds secured by Phases #8-9 Assessment Revenues issued by the City.
[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phases #8-9's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.
[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phases #8-9's proportional share of Additional Major Improvements will be reimbursed to the Developer solely by the proceeds of the Phases #8-9 Improvement Bonds, secured by the Phases #8-9 Assessment Revenues.

The detailed costs of the Authorized Improvements are shown in Appendix B of this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item payable from the same Assessments. These savings from one line item may be applied only to increases in costs of another line item for the Authorized Improvements within the same Phase; or in the case of the Initial Major Improvements and Additional Major Improvements from one line item to another line item of Initial Major Improvements or Additional Major Improvements, respectively.

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IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. The Initial Major Improvements and the Phase #1 Improvements were completed and accepted by the City in 2016. The Phase #2 Improvements were completed and accepted by the City in 2017. The Phase #3 Improvements were completed and accepted by the City in 2020. The Phase #4 Improvements were completed and accepted by the City in 2020. The Phase #5 Improvements were completed and accepted by the City in 2021. The Phase #6 Improvements were completed and accepted by the City in June 2022. The Phase #7 Improvements were completed and accepted by the City in the first quarter of 2023. The Phases #8-9 Improvements are under construction and anticipated to be completed and accepted by the City in the 2nd quarter of 2025. Construction of the Additional Major Improvements commenced in June 2022 and is anticipated to be completed and accepted by the City in 2025.

The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated and Actual Costs of the Authorized Improvements, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The Phases #2-9 Major Improvement Area Bonds were issued in 2015 to finance a portion of the Phases #2-9 Major Improvement Area Initial Projects. A portion of the remaining costs of the Phases #2-9 Major Improvement Area Initial Projects were secured under the Reimbursement Agreement. Table IV-A.1 summarizes the updated sources and uses of funds required to construct the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects (which were not payable at the time of issuance of the Phases #2-9 Major Improvement Area Bonds), establish the PID, and issue the Phases #2-9 Major Improvement Area Bonds. The Actual Costs for Phases #2-9 Major Improvement Area Initial Projects, the Budgeted Costs of the Phases #2-9 Major Improvement Area Additional Projects, the costs related to the issuance of the Phases #2-9 Major Improvement Area Bonds, and the costs related to expenses incurred in the establishment, administration and operation of the PID is $19,863,034 as shown in Table IV-A.1. As noted previously and shown in Table IV-A.1, the costs of the Phases #2-9 Major Improvement Area Additional Projects allocable to Phases #1-5 will be paid by the Developer without reimbursement. A portion of the costs of the Phases #2-9 Additional Major Improvement Area Additional Projects allocable to Phase #6 and Phase #7 are anticipated to be paid from the proceeds of the Phases #2-9 Refunding and Improvement Bonds and the portion of the costs of the Phases #2-9 Additional Major Improvement Area Additional Projects allocable to Phases #8-9 are anticipated to be paid from the proceeds of the Phases #8-9 Improvement Bonds.

The Phases #2-9 Refunding and Improvement Bonds are being issued to refund the Phases #2-9 Major Improvement Area Bonds, and to acquire the portion of the Phases #2-9 Major Improvement Area Initial Projects secured under the terms of the Reimbursement Agreement as well as to acquire the Phase #2 Improvements, the Phase #3 Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Projects, and the Phase #7 Projects, all of which are currently secured under the Reimbursement Agreement. The Actual Costs for the

portion of the Phases #2-9 Major Improvement Area Initial Projects secured under the terms of the Reimbursement Agreement and Phases #2-7 Projects, plus costs related to the issuance of the Phases #2-9 Refunding and Improvement Bonds (including the refunding of the Phases #2-9 Major Improvement Area Bonds), and payment of expenses incurred in the administration and operation of the PID is $47,442,529 as shown in Table IV-A.2.

The Phases #8-9 Improvement Bonds are being issued to finance the Phase #8-9 Projects. The Budgeted Costs for Phases #8-9 Projects, plus costs related to the issuance of the Phases #8-9 Improvement Bonds, and payment of expenses incurred in the administration and operation of the PID is $12,014,339 shown in Table IV-L.

The Phase #1 Bonds were issued in 2015 to finance a portion of the Phase #1 Initial Projects. Table IV-B shows the updated sources and uses of the Phase #1 Bonds. The Actual Costs for Phase #1 Initial Projects and the Budgeted Costs of the Phase #1 Additional Projects plus costs related to the issuance of the Phase #1 Bonds, in one or more series and payment of expenses incurred in the establishment, administration and operation of the PID is $11,397,743 as shown in Table IV-B. As noted previously and shown in Table IV-B, the costs of the Phase #1 Additional Projects will be paid by the Developer without reimbursement.

The Phase #1 Refunding Bonds were issued in 2020 to refund the Phase #1 Bonds and were secured by the Phase #1 Assessments. The Actual Costs for Phase #1 Initial Projects plus costs related to the issuance of the Phase #1 Bonds and the Phase #1 Refunding Bonds for Phase #1 Initial Projects and payment of expenses incurred in the establishment, administration and operation of the PID is $9,808,026 as shown in Table IV-C.

Phases #2-9 Major Improvement Area

Table IV-A.1 shows the original updated sources and uses of the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects prior to the issuance of the Phases #2-9 Refunding and Improvement Bonds.

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Table IV-A.1
Updated Sources and Uses – Phases #2-9 Major Improvement Area

Sources of Funds	Phases # 2-9 Major Improvement Bonds	Reimbursement Agreement	Other Financing Sources (Reimbursable[1])	Other Financing Sources (Non-Reimbursable[2])	Total
Bond par amount	$13,150,000	$5,000,000	$0	$0	$18,150,000
Other financing sources	$0	$0	$903,192	$809,842	$1,713,034
Total Sources	**$13,150,000**	**$5,000,000**	**$903,192**	**$809,842**	**$19,863,034**
Uses of Funds					
Initial Major Improvements					
Roadway improvements	$6,315,471	$2,062,779	$0	$0	$8,378,250
Water improvements	$468,504	$273,922	$0	$0	$742,426
Sanitary sewer improvements	$859,158	$475,758	$0	$0	$1,334,916
Storm drainage improvements	$712,550	$717,153	$0	$0	$1,429,703
Soft and miscellaneous costs	$222,589	$1,470,388	$0	$0	$1,692,977
Subtotal Initial Major Improvements	*$8,578,272*	*$5,000,000*	*$0*	*$0*	*$13,578,272*
Additional Major Improvements					
Roadway improvements	$0	$0	$598,851	$536,957	$1,135,808
Water improvements	$0	$0	$76,934	$68,982	$145,916
Sanitary sewer improvements	$0	$0	$73,067	$65,515	$138,583
Storm drainage improvements	$0	$0	$120,536	$108,078	$228,613
Soft and miscellaneous costs	$0	$0	$33,804	$30,310	$64,115
Subtotal Additional Major Improvements	*$0*	*$0*	*$903,192*	*$809,842*	*$1,713,034*
Bond Issuance Costs					
Debt service reserve	$1,073,375	$0	$0	$0	$1,073,375
Capitalized interest	$1,590,250	$0	$0	$0	$1,590,250
Bond issuance costs	$1,908,104	$0	$0	$0	$1,908,104
Subtotal Bond Issuance Costs	*$4,571,728*	*$0*	*$0*	*$0*	*$4,571,728*
Total Uses	**$13,150,000**	**$5,000,000**	**$903,192**	**$809,842**	**$19,863,034**

[1]The Additional Major Improvements allocable to Phase #6 and Phase #7 are anticipated to be paid from the proceeds of the Phases #2-9 Refunding and Improvement Bonds. The Additional Major Improvements allocable to Phases #8-9 are anticipated to be paid from the proceeds of the Phases #8-9 Improvement Bonds.
[2]The Additional Major Improvements allocable to Phase #2, Phase #3, Phase #4, and Phase #5 are non-reimbursable and were financed by the Developer.

The Phases #2-9 Major Improvement Area Bonds shown in Table IV-A.1 were issued in 2015 and were used to pay and/or reimburse the Developer for a portion of the costs of Phases #2-9 Major Improvement Area Initial Projects. A portion of the costs of the Phases #2-9 Major Improvement Area Initial Projects that were previously payable under the Reimbursement Agreement will be acquired with the proceeds of the Phases #2-9 Refunding and Improvement Bonds. The remaining costs of the Phases #2-9 Major Improvement Area Initial Projects as well as the costs of the Phases #2-9 Major Improvement Area Additional Projects, allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 are being financed by the Developer were not assessed against property within such Phases and will not be reimbursed to the Developer.

All tables in this section are rounded to the nearest dollar for presentation purposes.

On January 14, 2025, the City anticipates the approval of the issuance of the Phases #2-9 Refunding and Improvement Bonds in the total par amount of approximately $34,191,000 to refund the Phases #2-9 Major Improvement Area Bonds, and to acquire the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-7 Projects. Table IV-A.2 shows the sources and uses of the Phases #2-9 Refunding and Improvement Bonds.

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Table IV-A.2
Updated Projected Sources and Uses – Phases #2-9 Refunding and Improvement Bonds

Sources of Funds	Portion to refund the Phases #2-9 Major Improvement Area Bonds	Portion to acquire remaining Phases #2-9 Major Improvement Area Initial Projects	Portion to acquire Phases #2-7 Projects	Total
Bond par amount	$8,837,000	$2,678,000	$22,569,000	$34,084,000
Bond Premium[1]	$502,009	$151,948	$839,526	$1,493,483
Principal previously Paid on Reimbursement Agreement	$0	$2,294,783	$2,992,270	$5,289,130
Other Funding Sources[2]	$0	$187,446	$4,723,932	$4,909,301
Principal Refunding Savings	$0	$8,480	$2,422	$10,902
Available to Trust Balances	$1,655,713	$0	$0	$1,655,713
Total Sources	**$10,994,722**	**$5,320,657**	**$31,127,150**	**$47,442,529**
Uses of Funds				
Deposit to Escrow Fund for Phase #1 Refunding Bonds	$9,927,289	$0	$0	$9,927,289
Initial Major Improvements				
Roadway improvements	$0	$2,062,779	$0	$2,062,779
Water improvements	$0	$273,922	$0	$273,922
Sanitary sewer improvements	$0	$475,758	$0	$475,758
Storm drainage improvements	$0	$717,153	$0	$717,153
Soft and miscellaneous costs	$0	$1,470,388	$0	$1,470,388
Subtotal Initial Major Improvements	*$0*	*$5,000,000*	*$0*	*$5,000,000*
Phase Direct Improvements[3]				
Roadway improvements	$0	$0	$13,046,258	$13,046,258
Water improvements	$0	$0	$4,145,153	$4,145,153
Sanitary sewer improvements	$0	$0	$3,716,692	$3,716,692
Storm drainage improvements	$0	$0	$4,133,825	$4,133,825
Other soft and miscellaneous costs	$0	$0	$1,877,278	$1,877,278
Subtotal Phase Direct Improvements	*$0*	*$0*	*$26,919,207*	*$26,919,207*
Additional Major Improvements[4]				
Roadway improvements	$0	$0	$913,574	$913,574
Water improvements	$0	$0	$117,366	$117,366
Sanitary sewer improvements	$0	$0	$111,468	$111,468
Storm drainage improvements	$0	$0	$183,882	$183,882
Other soft and miscellaneous costs	$0	$0	$51,570	$51,570
Subtotal Additional Major Improvements	*$0*	*$0*	*$1,377,859*	*$1,377,859*
First Year Administrative Expenses	$0	$0	$50,000	$50,000
Refunding Bond Issuance Costs				
Debt service reserve	$182,323	$55,238	$465,523	$703,084
Issuance Costs	$410,609	$121,258	$1,021,906	$1,553,772
Additional Interest	$88,370	$26,780	$225,690	$340,840
Underwriter's Discount	$265,110	$80,340	$677,070	$1,022,520
Surety Bond	$6,159	$1,945	$17,241	$25,345
Bond Insurance Premium	$114,863	$35,096	$372,654	$522,612
Subtotal Refunding Bond Issuance Costs	*$1,067,433*	*$320,657*	*$2,780,084*	*$4,168,174*
Total Uses	**$10,994,722**	**$5,320,657**	**$31,127,150**	**$47,442,529**

[1]Bond Premium is shown separately for the refunding portion of the Phases #2-9 Refunding and Improvement Bonds, the portion of the Phases #2-9 Refunding and Improvement Bonds to acquire the Phases #2-9 Major Improvement Area Initial Projects, and the portion of the Phases #2-9 Refunding and Improvement Bonds to acquire the Phases #2-7 Projects, as shown Table IV-L for each Phase.

[2]Represents costs of the Phases #2-9 Major Improvement Area Initial Project, Phases #2-7 Projects and portions of the Additional Major Improvements allocable to Phases #2-5 that have been or will be paid for by Developer without reimbursement.

[3]Phase direct improvements refer to the Phase #2 Improvements, Phase #3 Improvements, Phase #4 Improvements, Phase #5 Improvements, Phases #6 Projects and Phase #7 Projects and the breakdown for each can be found in Table IV-L.

[4]The Additional Major Improvements allocable to Phase #2 through Phase #5 in the amount of $810,596 as shown in Table III-C were financed by the Developer and not from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The Additional Major Improvements allocable to Phase #6 in the amount of $267,117 and Phase #7 in the amount of $300,146 as shown in Table III-C are being financed as part of the Phases #2-7 Projects portion of the Phases #2-9 Refunding and Improvement Bonds.

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Phase #1

Table IV-B shows the updated sources and uses of the Phase #1 Initial Projects and Phase #1 Additional Projects.

Table IV-B
Updated and Sources and Uses –Phase #1

Sources of Funds	Phase #1 Bonds	Other Financing Sources (Non-Reimbursable[2])	Total
Bond par amount	$9,000,000	$0	$9,000,000
Developer contribution[1]	$1,972,619	$0	$1,972,619
Other financing sources	$0	$425,124	$425,124
Total Sources	**$10,972,619**	**$425,124**	**$11,397,743**
Uses of Funds			
Initial Major Improvements			
Roadway improvements	$1,988,018	$0	$1,988,018
Water improvements	$176,165	$0	$176,165
Sanitary sewer improvements	$316,753	$0	$316,753
Storm drainage improvements	$339,245	$0	$339,245
Soft and miscellaneous costs	$81,926	$0	$81,926
Subtotal Initial Major Improvements	*$2,902,107*	*$0*	*$2,902,107*
Phase #1 Improvements			
Roadway improvements	$3,039,827	$0	$3,039,827
Water improvements	$1,108,794	$0	$1,108,794
Sanitary sewer improvements	$943,787	$0	$943,787
Storm drainage improvements	$651,432	$0	$651,432
Soft and miscellaneous costs	$626,775	$0	$626,775
Subtotal Phase #1 Improvements	*$6,370,615*	*$0*	*$6,370,615*
Additional Major Improvements[2]			
Roadway improvements	$0	$281,873	$281,873
Water improvements	$0	$36,212	$36,212
Sanitary sewer improvements	$0	$34,392	$34,392
Storm drainage improvements	$0	$56,735	$56,735
Soft and miscellaneous costs	$0	$15,911	$15,911
Subtotal Additional Major Improvements	*$0*	*$425,124*	*$425,124*
Bond Issuance Costs:			
Debt service reserve	$727,844	$0	$727,844
Capitalized interest	$456,939	$0	$456,939
Other Bond issuance costs	$515,114	$0	$515,114
Subtotal Bond Issuance Costs	*$1,699,897*	*$0*	*$1,699,897*
Total Uses	**$10,972,619**	**$425,124**	**$11,397,743**

[1]The Developer contribution amount includes amount deposited in connection with the Phase #1 Bonds and Phase #1 share of the Initial Major Improvements and includes the Actual Costs for the Phase #1 Additional Projects paid for directly by the Developer.
[2]The Additional Major Improvements allocable to Phase #1 are non-reimbursable and were financed by the Developer.

The Phase #1 Bonds shown in Table IV-B were issued in 2015 and were used to pay and/or reimburse the Developer for a portion of the costs of Phase #1 Initial Projects. A portion of the costs of Phase #1 Initial Projects were financed through contributions made by the Developer. The remaining costs of the Phase #1 Initial Projects and the Phase #1 Additional Projects are being financed by the Developer and will not be assessed or reimbursed.

On August 11, 2020, the City approved issuance of the Phase #1 Refunding Bonds in the total par amount of $7,750,000 to refund the Phase #1 Bonds. Table IV-C shows the sources and uses of the Phase #1 Refunding Bonds.

Table IV-C
Updated Sources and Uses – Phase #1 - Refunding

Sources of Funds	**Total**
Bond par amount	$7,750,000
Bond Premium	$436,658
Available Trust Fund Balances	$1,621,369
Total Sources	**$9,808,026**
Uses of Funds	
Deposit to Escrow Fund for Phase #1 Refunding Bonds	$8,910,266
Bond issuance costs	
Reserve Fund	$134,259
Cost of Issuance	$384,712
Other bond issuance costs	$378,789
Subtotal: Bond issuance costs	*$897,760*
Total Uses	**$9,808,026**

The outstanding principal due, interest due, and additional interest due for Prepayment reserve and delinquency reserve for the Phase #1 Bonds from 2021 to 2040 were $8,225,000, $5,869,063, and $509,250, respectively, for 335 Lots less 3 prepaid Lots (332 Lots) at the time the Phase #1 Refunding Bonds were issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #1 Refunding Bonds from 2021 to 2040 were $7,750,000, $2,741,550, and $454,025, respectively, for 335 Lots less 3 prepaid Lots (332 Lots) following the issuance of the Phase #1 Refunding Bonds. As a result, the principal, interest, and Additional Interest Reserve net refunding savings from the Phase #1 Refunding Bonds are $475,000, $3,127,512, and $55,225, respectively, totaling $3,657,737. Table IV-D shows a summary of net savings from the refunding.

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Table IV-D
Summary of Savings –Phase #1 Refunding Bonds (Series 2020)

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #1 Bonds - Original	335	2015-2040	$9,000,000	$8,647,400	$485,335	$755,125	$18,887,860
Phase #1 Bonds - Outstanding	332	2021-2040	$8,225,000	$5,869,063	$391,422	$509,250	$14,994,735
Phase #1 Refunding Bonds	332	2021-2040	$7,750,000	$2,741,550	$391,422	$454,025	$11,336,998
Net Refunding related savings			**$475,000**	**$3,127,512**	**$0**	**$55,225**	**$3,657,737**

Phase #2

Under the Reimbursement Agreement, a portion of the Actual Costs of the Phase #2 Improvements is secured by Assessments levied against Phase #2 Assessed Property (i.e., the Phase #2 Assessment Revenues). The Phase #2 Assessment Revenues related to the Phase #2 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Actual Costs for Phase #2 Improvements are $5,414,027.

The costs of the Additional Major Improvements allocable to Phase #2 in the amount of $412,648 were paid for by the Developer; and such costs are not secured under the Reimbursement Agreement and will not be reimbursed to the Developer as no Assessments were levied against the Phase #2 Assessed Property for such costs.

Table IV-E.1 shows the sources and uses for Phase #2 Improvements and Phase #2 Additional Projects.

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Table IV-E.1
Updated Sources and Uses –Phase #2 - Original

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$5,300,000	$0	$5,300,000
Other funding sources	$114,027	$412,648	$526,675
Total Sources	**$5,414,027**	**$412,648**	**$5,826,675**
Uses of Funds			
Phase #2 Improvements			
Roadway improvements	$2,170,986	$0	$2,170,986
Water improvements	$740,466	$0	$740,466
Sanitary sewer improvements	$826,596	$0	$826,596
Storm drainage improvements	$914,871	$0	$914,871
Other soft and miscellaneous costs	$761,108	$0	$761,108
Subtotal Phase #2 Improvements	*$5,414,027*	*$0*	*$5,414,027*
Phase #2 Additional Projects[1]			
Roadway improvements	$0	$273,602	$273,602
Water improvements	$0	$35,149	$35,149
Sanitary sewer improvements	$0	$33,383	$33,383
Storm drainage improvements	$0	$55,070	$55,070
Soft and miscellaneous costs	$0	$15,444	$15,444
Subtotal Phase #2 Additional Projects	*$0*	*$412,648*	*$412,648*
Total Uses	**$5,414,027**	**$412,648**	**$5,826,675**

[1]The Phase #2 Additional Projects are non-reimbursable and were financed by the Developer.

A portion of the costs of Phase #2 Improvements will be paid to the Developer from the proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #2 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-E.2 and summarized in Table IV-L.

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Table IV-E.2
Updated Sources and Uses –Phase #2 - Updated

Sources of Funds	Phase #2's Portion of the Phases #2-7 Projects	Other Financing Sources (Non-Reimbursable[1])	Total
Par Amount	$4,260,000	$0	$4,260,000
Bond Premium	$0	$205,036	$205,036
Assessment Previously Applied to Reimbursement Agreement	$1,037,036	$0	$1,037,036
Other Funding Sources	$114,027	$727,701	$841,728
Refunding Savings	$887	$0	$887
Total Sources	**$5,411,950**	**$932,737**	**$6,344,688**
Uses of Funds			
Phase #2 Improvements			
Roadway improvements	$2,170,986	$0	$2,170,986
Water improvements	$740,466	$0	$740,466
Sanitary sewer improvements	$826,596	$0	$826,596
Storm drainage improvements	$914,871	$0	$914,871
Other soft and miscellaneous costs	$761,108	$0	$761,108
Subtotal Phase #2 Improvements	*$5,414,027*	*$0*	*$5,414,027*
Phase #2 Additional Projects[1]			
Roadway improvements	$0	$273,602	$273,602
Water improvements	$0	$35,149	$35,149
Sanitary sewer improvements	$0	$33,383	$33,383
Storm drainage improvements	$0	$55,070	$55,070
Soft and miscellaneous costs	$0	$15,444	$15,444
Subtotal Phase #2 Additional Projects	*$0*	*$412,648*	*$412,648*
Bond Issuance Costs			
Reserve Fund	$0	$87,870	$87,870
Cost of Issuance	$0	$192,889	$192,889
Underwriter's Discount	$0	$127,800	$127,800
Additional Interest	$0	$42,600	$42,600
Surety Bond	$0	$4,599	$4,599
Bond Insurance	$0	$62,254	$62,254
Subtotal Bond Issuance Costs	*$0*	*$518,012*	*$518,012*
Total Uses	**$5,414,027**	**$930,661**	**$6,344,688**

[1]The Phase #2 Additional Projects are non-reimbursable and were financed by the Developer.

Phase #3

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #3 Improvements is secured by Assessments levied against Phase #3 Assessed Property (i.e., the Phase #3 Assessment Revenues). The Phase #3 Assessment Revenues related to the Phase #3 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area

Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Actual Costs for Phase #3 Improvements are $4,377,000.

The costs of the Additional Major Improvements allocable to Phase #3 in the amount of $250,266 were paid for by the Developer; and such costs are not secured under the Reimbursement Agreement and will not be reimbursed to the Developer as no Assessments were levied against the Phase #3 Assessed Property for such costs.

Table IV-F.1 shows the sources and uses for Phase #3 Improvements and Phase #3 Additional Projects.

Table IV-F.1
Updated Sources and Uses –Phase #3 - Original

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$3,700,000	$0	$3,700,000
Other funding sources	$677,000	$250,266	$927,266
Total Sources	**$4,377,000**	**$250,266**	**$4,627,266**
Uses of Funds			
Phase #3 Improvements			
Roadway improvements	$1,919,000	$0	$1,919,000
Water improvements	$727,000	$0	$727,000
Sanitary sewer improvements	$554,000	$0	$554,000
Storm drainage improvements	$965,000	$0	$965,000
Other soft and miscellaneous costs	$212,000	$0	$212,000
Subtotal Phase #3 Improvements	*$4,377,000*	*$0*	*$4,377,000*
Phase #3 Additional Projects[1]			
Roadway improvements	$0	$165,936	$165,936
Water improvements	$0	$21,318	$21,318
Sanitary sewer improvements	$0	$20,246	$20,246
Storm drainage improvements	$0	$33,399	$33,399
Soft and miscellaneous costs	$0	$9,367	$9,367
Subtotal Phase #3 Additional Projects	*$0*	*$250,266*	*$250,266*
Total Uses	**$4,377,000**	**$250,266**	**$4,627,266**

[1]The Phase #3 Additional Projects are non-reimbursable and were financed by the Developer.

A portion of the costs of Phase #3 Improvements will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #3 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-F.2 and summarized in Table IV-L.

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Table IV-F.2
Updated Sources and Uses –Phase #3 - Updated

Sources of Funds	Phase #3's Portion of the Phases #2-7 Projects	Other Financing Sources (Non-Reimbursable[1])	Total
Par Amount	$2,923,000	$0	$2,923,000
Bond Premium	$0	$116,828	$116,828
Assessment Previously Applied to Reimbursement Agreement	$776,906	$0	$776,906
Other Funding Sources	$677,000	$492,159	$1,169,159
Refunding Savings	$94	$0	$94
Total Sources	**$4,377,000**	**$608,987**	**$4,985,987**
Uses of Funds			
Phase #3 Improvements			
Roadway improvements	$1,919,000	$0	$1,919,000
Water improvements	$727,000	$0	$727,000
Sanitary sewer improvements	$554,000	$0	$554,000
Storm drainage improvements	$965,000	$0	$965,000
Other soft and miscellaneous costs	$212,000	$0	$212,000
Subtotal Phase #3 Improvements	*$4,377,000*	*$0*	*$4,377,000*
Phase #3 Additional Projects[1]			
Roadway improvements	$0	$165,936	$165,936
Water improvements	$0	$21,318	$21,318
Sanitary sewer improvements	$0	$20,246	$20,246
Storm drainage improvements	$0	$33,399	$33,399
Soft and miscellaneous costs	$0	$9,367	$9,367
Subtotal Phase #3 Additional Projects	*$0*	*$250,266*	*$250,266*
Bond Issuance Costs			
Reserve Fund	$0	$60,292	$60,292
Cost of Issuance	$0	$132,351	$132,351
Underwriter's Discount	$0	$87,690	$87,690
Additional Interest	$0	$29,230	$29,230
Surety Bond	$0	$2,780	$2,780
Bond Insurance	$0	$46,378	$46,378
Subtotal Bond Issuance Costs	*$0*	*$358,721*	*$358,721*
Total Uses	**$4,377,000**	**$608,987**	**$4,985,987**

[1]The Phase #3 Additional Projects are non-reimbursable and were financed by the Developer.

Phase #4

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #4 Improvements is secured by Assessments levied against Phase #4 Assessed Property (i.e., the Phase #4 Assessment Revenues). The Phase #4 Assessment Revenues related to the Phase #4 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area

Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Actual Costs for Phase #3 Improvements are $392,000.

The costs of the Additional Major Improvements allocable to Phase #4 in the amount of $11,330 were paid for by the Developer; and such costs are not secured under the Reimbursement Agreement and will not be reimbursed to the Developer as no Assessments were levied against the Phase #4 Assessed Property for such costs.

Table IV-G.1 shows the sources and uses for Phase #4 Improvements and Phase #4 Additional Projects.

Table IV-G.1
Sources and Uses –Phase #4 - Original

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$167,000	$0	$167,000
Other funding sources	$225,000	$11,330	$236,330
Total Sources	**$392,000**	**$11,330**	**$403,330**
Uses of Funds			
Phase #4 Improvements			
Roadway improvements	$222,000	$0	$222,000
Water improvements	$48,000	$0	$48,000
Sanitary sewer improvements	$33,000	$0	$33,000
Storm drainage improvements	$33,000	$0	$33,000
Other soft and miscellaneous costs	$56,000	$0	$56,000
Subtotal Phase #4 Improvements	*$392,000*	*$0*	*$392,000*
Phase #4 Additional Projects[1]			
Roadway improvements	$0	$7,513	$7,513
Water improvements	$0	$965	$965
Sanitary sewer improvements	$0	$917	$917
Storm drainage improvements	$0	$1,512	$1,512
Soft and miscellaneous costs	$0	$424	$424
Subtotal Phase #4 Additional Projects	*$0*	*$11,330*	*$11,330*
Total Uses	**$392,000**	**$11,330**	**$403,330**

[1]The Phase #4 Additional Projects are non-reimbursable and were financed by the Developer.

A portion of the costs of Phase #4 Improvements will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #4 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-G.2 and summarized in Table IV-L.

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Table IV-G.2
Updated Sources and Uses –Phase #4 - Updated

Sources of Funds	Phase #4's Portion of the Phases #2-7 Projects	Other Financing Sources (Non-Reimbursable[1])	Total
Par Amount	$164,000	$0	$164,000
Bond Premium	$0	$6,109	$6,109
Assessment Previously Applied to Reimbursement Agreement	$3,000	$0	$3,000
Other Funding Sources	$225,000	$25,400	$250,400
Refunding Savings	$0	$0	$0
Total Sources	**$392,000**	**$31,509**	**$423,509**
Uses of Funds			
Phase #4 Improvements			
Roadway improvements	$222,000	$0	$222,000
Water improvements	$48,000	$0	$48,000
Sanitary sewer improvements	$33,000	$0	$33,000
Storm drainage improvements	$33,000	$0	$33,000
Other soft and miscellaneous costs	$56,000	$0	$56,000
Subtotal Phase #4 Improvements	*$392,000*	*$0*	*$392,000*
Phase #4 Additional Projects[1]			
Roadway improvements	$0	$7,513	$7,513
Water improvements	$0	$965	$965
Sanitary sewer improvements	$0	$917	$917
Storm drainage improvements	$0	$1,512	$1,512
Soft and miscellaneous costs	$0	$424	$424
Subtotal Phase #4 Additional Projects	*$0*	*$11,330*	*$11,330*
Bond Issuance Costs			
Reserve Fund	$0	$3,383	$3,383
Cost of Issuance	$0	$7,426	$7,426
Underwriter's Discount	$0	$4,920	$4,920
Additional Interest	$0	$1,640	$1,640
Surety Bond	$0	$160	$160
Bond Insurance	$0	$2,651	$2,651
Subtotal Bond Issuance Costs	*$0*	*$20,179*	*$20,179*
Total Uses	**$392,000**	**$31,509**	**$423,509**

[1]The Phase #4 Additional Projects are non-reimbursable and were financed by the Developer.

Phase #5

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #5 Improvements is secured by Assessments levied against Phase #5 Assessed Property (i.e., the Phase #5 Assessment Revenues). The Phase #5 Assessment Revenues related to the Phase #5 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area

Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Actual Costs for Phase #5 Improvements are $3,464,195.

The costs of the Additional Major Improvements allocable to Phase #5 in the amount of $136,351 were paid for by the Developer; and such costs are not secured under the Reimbursement Agreement and will not be reimbursed to the Developer as no Assessments were levied against the Phase #5 Assessed Property for such costs.

Table IV-H.1 shows the sources and uses for Phase #5 Improvements and Phase #5 Additional Projects.

Table IV-H.1
Sources and Uses –Phase #5 - Original

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$2,510,000	$0	$2,510,000
Other funding sources	$954,195	$136,351	$1,090,546
Total Sources	**$3,464,195**	**$136,351**	**$3,600,546**
Uses of Funds			
Phase #5 Improvements			
Roadway improvements	$1,819,522	$0	$1,819,522
Water improvements	$561,505	$0	$561,505
Sanitary sewer improvements	$372,977	$0	$372,977
Storm drainage improvements	$527,430	$0	$527,430
Other soft and miscellaneous costs	$182,761	$0	$182,761
Subtotal Phase #5 Improvements	*$3,464,195*	*$0*	*$3,464,195*
Phase #5 Additional Projects[1]			
Roadway improvements	$0	$90,406	$90,406
Water improvements	$0	$11,614	$11,614
Sanitary sewer improvements	$0	$11,031	$11,031
Storm drainage improvements	$0	$18,197	$18,197
Soft and miscellaneous costs	$0	$5,103	$5,103
Subtotal Phase #5 Additional Projects	*$0*	*$136,351*	*$136,351*
Total Uses	**$3,464,195**	**$136,351**	**$3,600,546**

[1]The Phase #5 Additional Projects are non-reimbursable and were financed by the Developer.

A portion of the costs of Phase #5 Improvements will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #5 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-H.2 and summarized in Table IV-L.

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Table IV-H.2
Updated Sources and Uses –Phase #5 - Updated

Sources of Funds	Phase #5's Portion of the Phases #2-7 Projects	Other Financing Sources (Non-Reimbursable[1])	Total
Par Amount	$2,395,000	$0	$2,395,000
Bond Premium	$0	$90,522	$90,522
Assessment Previously Applied to Reimbursement Agreement	$114,541	$0	$114,541
Other Funding Sources	$954,195	$340,192	$1,294,387
Refunding Savings	$459	$0	$459
Total Sources	**$3,464,195**	**$430,714**	**$3,894,909**
Uses of Funds			
Phase #5 Improvements			
Roadway improvements	$1,819,522	$0	$1,819,522
Water improvements	$561,505	$0	$561,505
Sanitary sewer improvements	$372,977	$0	$372,977
Storm drainage improvements	$527,430	$0	$527,430
Other soft and miscellaneous costs	$182,761	$0	$182,761
Subtotal Phase #5 Improvements	*$3,464,195*	*$0*	*$3,464,195*
Phase #5 Additional Projects[1]			
Roadway improvements	$0	$90,406	$90,406
Water improvements	$0	$11,614	$11,614
Sanitary sewer improvements	$0	$11,031	$11,031
Storm drainage improvements	$0	$18,197	$18,197
Soft and miscellaneous costs	$0	$5,103	$5,103
Subtotal Phase #5 Additional Projects	*$0*	*$136,351*	*$136,351*
Bond Issuance Costs			
Reserve Fund	$0	$49,401	$49,401
Cost of Issuance	$0	$108,444	$108,444
Underwriter's Discount	$0	$71,850	$71,850
Additional Interest	$0	$23,950	$23,950
Surety Bond	$0	$1,976	$1,976
Bond Insurance	$0	$38,743	$38,743
Subtotal Bond Issuance Costs	*$0*	*$294,363*	*$294,363*
Total Uses	**$3,464,195**	**$430,714**	**$3,894,909**

[1]The Phase #5 Additional Projects are non-reimbursable and were financed by the Developer.

Phase #6

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #6 Projects, consisting of the Actual Costs of the Phase #6 Improvements and Phase #6's allocable portion of the Additional Major Improvements is secured by Assessments levied against Phase #6 Assessed Property (i.e., the Phase #6 Assessment Revenues). The Phase #6 Assessment Revenues related to the Phase #6 Projects are separate and distinct from the Phases #2-9 Major

Improvement Area Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Budgeted Costs for Phase #6 Projects are $5,967,861 (consisting of $5,700,994 relating to the Phase #6 Improvements and $267,117 relating to Phase #6 proportional share of the Budgeted Costs of the Additional Major Improvements).

Table IV-I.1 shows the sources and uses for Phase #6 Projects.

Table IV-I.1
Projected Sources and Uses – Phase #6 - Original

Sources of Funds	**Total**
Assessments	$5,967,861
Other funding sources	$200
Total Sources	**$5,968,061**
Uses of Funds	
Phase #6 Improvements	
Roadway improvements	$2,868,493
Water improvements	$929,716
Sanitary sewer improvements	$882,344
Storm drainage improvements	$675,593
Other soft and miscellaneous costs	$344,797
Subtotal Phase #6 Improvements	*$5,700,944*
Additional Major Improvements	
Roadway improvements	$177,109
Water improvements	$22,753
Sanitary sewer improvements	$21,610
Storm drainage improvements	$35,648
Other soft and miscellaneous costs	$9,998
Subtotal Additional Major Improvements	*$267,117*
Total Uses	**$5,968,061**

A portion of the costs of Phase #6 Projects will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #6 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-I.2 and summarized in Table IV-L.

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Table IV-I.2
Updated Sources and Uses –Phase #6 - Updated

Sources of Funds	Phase #6's Portion of the Phases #2-7 Projects
Par Amount	$5,057,000
Bond Premium	$174,537
Assessment Previously Applied to Reimbursement Agreement	$910,010
Other Funding Sources	$450,356
Refunding Savings	$851
Total Sources	**$6,592,755**
Uses of Funds	
Phase #6 Improvements	
Roadway improvements	$2,868,493
Water improvements	$929,716
Sanitary sewer improvements	$882,344
Storm drainage improvements	$675,593
Other soft and miscellaneous costs	$344,797
Subtotal Phase #6 Improvements	*$5,700,944*
Additional Major Improvements	
Roadway improvements	$177,109
Water improvements	$22,753
Sanitary sewer improvements	$21,610
Storm drainage improvements	$35,648
Soft and miscellaneous costs	$9,998
Subtotal Additional Major Improvements	*$267,117*
Bond Issuance Costs	
Reserve Fund	$104,309
Cost of Issuance	$228,977
Underwriter's Discount	$151,710
Additional Interest	$50,570
Surety Bond	$2,749
Bond Insurance	$86,379
Subtotal Bond Issuance Costs	*$624,693*
Total Uses	**$6,592,755**

Phase #7

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #7 Projects, consisting both of the Actual Costs of the Phase #7 Improvements and Phase #7's allocable portion of the Additional Major Improvements is secured by Assessments levied against Phase #7 Assessed Property (i.e., the Phase #7 Assessment Revenues). The Phase #7 Assessment Revenues related to the Phase #7 Projects are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues related to the Phases #2-9 Major

Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Budgeted Costs for Phase #7 Projects are $7,921,187 (consisting of $7,571,041 relating to the Phase #7 Improvements and $300,146 relating to Phase #7 proportional share of the Budgeted Costs of the Additional Major Improvements).

Table IV-J.1 shows the sources and uses for Phase #7 Projects.

Table IV-J.1
Projected Sources and Uses – Phase #7 - Original

Sources of Funds	**Total**
Assessments	$7,920,908
Other funding sources	$279
Total Sources	**$7,921,187**
Uses of Funds	
Phase #7 Improvements	
Roadway improvements	$4,046,257
Water improvements	$1,138,466
Sanitary sewer improvements	$1,047,775
Storm drainage improvements	$1,017,931
Other soft and miscellaneous costs	$320,612
Subtotal Phase #7 Improvements	*$7,571,041*
Additional Major Improvements	
Roadway improvements	$199,008
Water improvements	$25,566
Sanitary sewer improvements	$24,282
Storm drainage improvements	$40,056
Other soft and miscellaneous costs	$11,234
Subtotal Additional Major Improvements	*$300,146*
Administrative Expenses (First Year)	$50,000
Total Uses	**$7,921,187**

A portion of the costs of Phase #7 Projects will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #7 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-J.2 and summarized in Table IV-L.

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Table IV-J.2
Updated Sources and Uses –Phase #7 - Updated

Sources of Funds	Phase #7's Portion of the Phases #2-7 Projects
Par Amount	$7,770,000
Bond Premium	$246,494
Assessment Previously Applied to Reimbursement Agreement	$150,778
Other Funding Sources	$717,901
Refunding Savings	$130
Total Sources	**$8,885,303**
Uses of Funds	
Phase #7 Improvements	
Roadway improvements	$4,046,257
Water improvements	$1,138,466
Sanitary sewer improvements	$1,047,775
Storm drainage improvements	$1,017,931
Other soft and miscellaneous costs	$320,612
Subtotal Phase #7 Improvements	*$7,571,041*
Additional Major Improvements	
Roadway improvements	$199,008
Water improvements	$25,566
Sanitary sewer improvements	$24,282
Storm drainage improvements	$40,056
Soft and miscellaneous costs	$11,234
Subtotal Phase #7 Additional Projects	*$300,146*
Administrative Expenses (First Year)	$50,000
Bond Issuance Costs	
Reserve Fund	$160,269
Cost of Issuance	$351,819
Underwriter's Discount	$233,100
Additional Interest	$77,700
Surety Bond	$4,978
Bond Insurance	$136,250
Subtotal Bond Issuance Costs	*$964,116*
Total Uses	**$8,885,303**

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Phases #8-9

The Phases #8-9 Bonds are being issued in 2025 to finance a portion of the Phases #8-9 Projects consisting of both the Budgeted Costs of the Phases #8-9 Improvements and Phases #8-9's allocable portion of the Additional Major Improvements. The Phases #8-9 Assessment Revenues related to the Phases #8-9 Projects are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. Table IV-K shows the sources and uses of the Phases #8-9 Bonds. The Budgeted Costs for Phases #8-9 Projects and costs related to bond issuance are $12,014,339 as shown in Table IV-K.

Table IV-K
Projected Sources and Uses – Phase #8-9

Sources of Funds	**Total**
Par Amount	$10,800,000
Other funding sources	$1,214,339
Total Sources	**$12,014,339**
Uses of Funds	
Phases #8-9 Improvements:	
Roadway improvements	$3,326,530
Water improvements	$1,559,651
Sanitary sewer improvements	$1,570,362
Storm drainage improvements	$1,952,086
Other soft and miscellaneous costs	$906,031
Subtotal Phases #8-9 Improvements	*$9,314,659*
Additional Major Improvements:	
Roadway improvements	$221,972
Water improvements	$28,516
Sanitary sewer improvements	$27,083
Storm drainage improvements	$44,678
Other soft and miscellaneous costs	$12,530
Subtotal Additional Major Improvements	*$334,779*
Bond Issuance Costs	
Issuance costs	*$502,500*
Administrative expenses	*$50,000*
Underwriter's discount	*$324,000*
Capitalized interest	*$664,200*
Reserve fund	*$824,200*
Subtotal Estimated Bond Issuance Costs	*$2,364,900*
Total Uses	**$12,014,339**

A portion of the costs of Phases #8-9 Projects will be paid to the Developer from proceeds of the Phases #8-9 Improvement Bonds.

Phases #2-7 Projects

As part of the issuance of the Phases #2-9 Refunding and Improvement Bonds, the City is acquiring the Phases #2-7 Projects, the cost of which is currently payable under the Reimbursement Agreement. Table IV-L shows the portion of the Phases #2-7 Projects allocable to each of the Phases as a part of the Phases #2-9 Refunding and Improvement Bonds.

Table IV-L
Projected Sources and Uses – Phases #2-7 Projects

Sources of Funds	**Phase #2**	**Phase #3**	**Phase #4**	**Phase #5**	**Phase #6**	**Phase #7**	**Total**
Par Amount	$4,260,000	$2,923,000	$164,000	$2,395,000	$5,057,000	$7,770,000	$22,569,000
Bond Premium	$205,036	$116,828	$6,109	$90,522	$174,537	$246,494	$839,526
Assessment Previously Applied to Reimbursement Agreement	$1,037,036	$776,906	$3,000	$114,541	$910,010	$150,778	$2,992,270
Other Funding Sources[1]	$841,728	$1,169,159	$250,400	$1,294,387	$450,356	$717,901	$4,723,932
Refunding Savings[2]	$887	$94	$0	$459	$851	$130	$2,422
Total Sources	**$6,344,688**	**$4,985,987**	**$423,509**	**$3,894,909**	**$6,592,755**	**$8,885,303**	**$31,127,150**
Uses of Funds							
Phase Direct Improvements[3]							
Roadway improvements	$2,170,986	$1,919,000	$222,000	$1,819,522	$2,868,493	$4,046,257	$13,046,258
Water improvements	$740,466	$727,000	$48,000	$561,505	$929,716	$1,138,466	$4,145,153
Sanitary sewer improvements	$826,596	$554,000	$33,000	$372,977	$882,344	$1,047,775	$3,716,692
Storm drainage improvements	$914,871	$965,000	$33,000	$527,430	$675,593	$1,017,931	$4,133,825
Other soft and miscellaneous costs	$761,108	$212,000	$56,000	$182,761	$344,797	$320,612	$1,877,278
Subtotal Phase Direct Improvements	*$5,414,027*	*$4,377,000*	*$392,000*	*$3,464,195*	*$5,700,944*	*$7,571,041*	*$26,919,207*
Additional Major Improvements allocable to Phases #2-7 Projects[4]							
Roadway improvements	$273,602	$165,936	$7,513	$90,406	$177,109	$199,008	$913,574
Water improvements	$35,149	$21,318	$965	$11,614	$22,753	$25,566	$117,366
Sanitary sewer improvements	$33,383	$20,246	$917	$11,031	$21,610	$24,282	$111,468
Storm drainage improvements	$55,070	$33,399	$1,512	$18,197	$35,648	$40,056	$183,882
Other soft and miscellaneous costs	$15,444	$9,367	$424	$5,103	$9,998	$11,234	$51,570
Subtotal	*$412,648*	*$250,266*	*$11,330*	*$136,351*	*$267,117*	*$300,146*	*$1,377,859*
First Year Administration Expense	$0	$0	$0	$0	$0	$50,000	$50,000
Bond Issuance Costs							
Reserve Fund	$87,870	$60,292	$3,383	$49,401	$104,309	$160,269	$465,523
Cost of Issuance	$192,889	$132,351	$7,426	$108,444	$228,977	$351,819	$1,021,906
Underwriter's Discount	$127,800	$87,690	$4,920	$71,850	$151,710	$233,100	$677,070
Additional Interest	$42,600	$29,230	$1,640	$23,950	$50,570	$77,700	$225,690
Surety Bond	$4,599	$2,780	$160	$1,976	$2,749	$4,978	$17,241
Bond Insurance	$62,254	$46,378	$2,651	$38,743	$86,379	$136,250	$372,654
Subtotal Bond Issuance Costs	*$518,012*	*$358,721*	*$20,179*	*$294,363*	*$624,693*	*$964,116*	*$2,780,084*
Total Uses	**$6,344,688**	**$4,985,987**	**$423,509**	**$3,894,909**	**$6,592,755**	**$8,885,303**	**$31,127,150**

[1]Represents the costs of the Direct Improvements for Phases #2-7 and portions of the Additional Major Improvements allocable to Phases #2-5 that have been or will be paid for by the Developer without reimbursement.

[2]Refunding savings are those savings generated by the principal reduction of the respective Assessments.

[3]Phase direct improvements are the Phase #2 Improvements, Phase #3 Improvements, Phases #4 Improvements, Phase #5 Improvements, Phase #6 Improvements and Phase #7 Improvements, respectfully.

[4]The Additional Major Improvements allocable to Phase #2 through Phase #5 were financed by the Developer.

Phases #2-9 Savings

The outstanding principal due, interest due, and additional interest due for prepayment reserve and delinquency reserve for the Phases #2-9 Major Improvement Area Bonds, from 2025 to 2040 were $9,573,718, $5,818,839, and $304,410, respectively, for 1,251 Lots (the initial 1,366 Lots less 115 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phases #2-9 Initial Major Improvements from 2025 to 2040 were $2,678,547 and $1,712,742, respectively, for 1,251 Lots (the initial 1,366 Lots less 115 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2044 were $11,515,000 $5,147,053, and $555,655, respectively, for 1,251 (the initial 1,366 Lots less 115 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for the Phases #2-9 Refunding and Improvement Bonds are $737,265, $2,393,527, and ($229,150), respectively, totaling $3,141,229. Table IV-M.1 shows a summary of net savings from the refunding allocable to the Phases #2-9 Major Improvement Area.

Table IV-M.1
Summary of Savings – Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phases #2-9 MIA Bonds – Original[1]	1,366	2015-2040	$13,150,000	$15,584,215	$841,773	$1,129,669	$30,705,657
Phases #2-9 MIA Reimbursement Agreement – Original[1]	1,366	2015-2040	$5,000,000	$5,899,421	$336,709	$0	$11,236,130
Subtotal			*$18,150,000*	*$21,483,636*	*$1,178,482*	*$1,129,669*	*$41,941,787*
Phases #2-9 MIA Bonds - Outstanding	1,251	2025-2040	$9,573,718	$5,818,839	$568,030	$304,410	$16,264,996
Phases #2-9 MIA Reimbursement Agreement - Outstanding	1,251	2025-2040	$2,678,547	$1,721,742	$227,212	$0	$4,627,500
Subtotal			*$12,252,265*	*$7,540,580*	*$795,241*	*$304,410*	*$20,892,497*
Phases #2-9 Refunding Bonds	1,251	2025-2054	$11,515,000	$5,147,053	$555,655	$533,560	$17,751,268
Net Refunding related savings			**$737,265**	**$2,393,527**	**$239,586**	**($229,150)**	**$3,141,229**
Savings Per Equivalent Units	**488.06**		**$1,511**	**$4,904**	**$491**	**($470)**	**$6,436**

[1]The original Assessments are provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #2 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #2 Improvements from 2025 to 2044 were $4,260,887 and $3,359,973, respectively, for 322 Lots (the initial 360 Lots less 38 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #2 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2044 were $4,260,000, $2,7,46,483, and $42,600, respectively, for 322 Lots (the initial 360 Lots less 38 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #2 from the Phases #2-9 Refunding and Improvement Bonds are $887, $613,490, and ($42,600), respectively, totaling $571,777. Table IV-M.2 shows a summary of net savings from the refunding allocable to Phase #2.

Table IV-M.2
Summary of Savings –Phase #2's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #2 Direct - Original[1]	360	2019-2044	$5,300,000	$6,473,450	$647,114	$0	$12,420,563
Phase #2 Direct - Outstanding	322	2019-2044	$4,260,887	$3,359,973	$537,677	$0	$8,158,538
Phases #2-9 Refunding Bonds	322	2025-2044	$4,260,000	$2,746,483	$537,677	$42,600	$7,586,760
Net Refunding related savings			**$887**	**$613,490**	**$0**	**($42,600)**	**$571,777**
Savings Per Equivalent Units	**188.61**		**$5**	**$3,253**	**$0**	**($226)**	**$3,032**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #3 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #3 Improvements from 2025 to 2046 were $2,923,094 and $2,668,962, respectively, for 157 Lots (the initial 195 Lots less 38 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #3 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2046 were $2,923,000, $2,230,110, and $29,230, respectively, for 157 Lots (the initial 195 Lots less 38 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #3 from the Phases #2-9 Refunding and Improvement Bonds are $94, $438,852, and ($29,230), respectively, totaling $409,716. Table IV-M.3 shows a summary of net savings from the refunding allocable to Phase #3.

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Table IV-M.3
Summary of Savings –Phase #3's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #3 Direct - Original[1]	195	2021-2046	$3,700,000	$4,518,102	$647,114	$0	$8,865,215
Phase #3 Direct - Outstanding	157	2025-2046	$2,923,094	$2,668,962	$584,062	$0	$6,176,118
Phases #2-9 Refunding Bonds	157	2025-2046	$2,923,000	$2,230,110	$584,062	$29,230	$5,766,402
Net Refunding related savings			**$94**	**$438,852**	**$0**	**($29,230)**	**$409,716**
Savings Per Equivalent Units	**104.90**		**$1**	**$4,184**	**$0**	**($279)**	**$3,906**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #4 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #4 Improvements from 2025 to 2047 were $164,000 and $144,683, respectively, for 9 Lots (the initial 9 Lots less 0 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #4 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2046 were $164,000, $130,506, and $1,640, respectively, for 9 Lots (the initial 9 Lots less 0 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #4 from the Phases #2-9 Refunding and Improvement Bonds are $0, $14,177, and ($1,640), respectively, totaling $12,860. Table IV-M.4 shows a summary of net savings from the refunding allocable to Phase #4.

Table IV-M.4
Summary of Savings –Phase #4's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #4 Direct - Original[1]	9	2022-2047	$167,000	$179,600	$48,534	$0	$395,133
Phase #4 Direct - Outstanding	9	2025-2047	$164,000	$144,683	$42,517	$0	$351,523
Phases #2-9 Refunding Bonds	9	2025-2047	$164,000	$130,506	$42,517	$1,640	$338,663
Net Refunding related savings			**$0**	**$14,177**	**$0**	**($1,640)**	**$12,860**
Savings Per Equivalent Units	**5.94**		**$0**	**$2,387**	**$0**	**($276)**	**$2,165**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #5 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #5 Improvements from 2025 to 2048 were $2,395,459 and $2,185,507 respectively, for 92

Lots (the initial 96 Lots less 4 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #5 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2048 were $2,395,000, $1,909,737, and $23,950, respectively, for 93 Lots (the initial 96 Lots less 3 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #5 from the Phases #2-9 Refunding and Improvement Bonds are $459, $275,770, and ($23,950), respectively, totaling $252,279. Table IV-M.5 shows a summary of net savings from the refunding allocable to Phase #5.

Table IV-M.5
Summary of Savings –Phase #5's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #5 Direct - Original[1]	96	2023-2048	$2,510,000	$2,672,026	$647,114	$0	$5,829,139
Phase #5 Direct - Outstanding	92	2025-2048	$2,395,459	$2,185,507	$629,308	$0	$5,210,274
Phases #2-9 Refunding Bonds	92	2025-2048	$2,395,000	$1,909,737	$629,213	$23,950	$4,957,900
Net Refunding related savings			**$459**	**$275,770**	**$0**	**($23,950)**	**$252,279**
Savings Per Equivalent Units	**69.70**		**$7**	**$3,957**	**$0**	**($344)**	**$3,619**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #6 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #6 Projects from 2025 to 2053 were $5,057,851 and $6,704,886, respectively, for 225 Lots (the initial 257 Lots less 32 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #6 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2053 were $5,057,000, $4,540,648, and $50,570, respectively, for 225 Lots (the initial 257 Lots less 32 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #6 from the Phases #2-9 Refunding and Improvement Bonds are $851, $2,164,238, and ($50,570), respectively, totaling $2,114,520. Table IV-M.6 shows a summary of net savings from the refunding allocable to Phase #6.

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Table IV-M.6
Summary of Savings –Phase #6's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #6 Direct - Original[1]	257	2024-2053	$5,967,861	$8,434,249	$1,622,721	$0	$16,024,831
Phase #6 Direct - Outstanding	225	2025-2053	$5,057,851	$6,704,886	$1,582,726	$0	$13,345,464
Phases #2-9 Refunding Bonds	225	2025-2053	$5,057,000	$4,540,648	$1,582,726	$50,570	$11,230,944
Net Refunding related savings			**$851**	**$2,164,238**	**$0**	**($50,570)**	**$2,114,520**
Savings Per Equivalent Units	**71.33**		**$12**	**$30,341**	**$0**	**($709)**	**$29,644**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #7 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #7 Projects from 2025 to 2054 were $7,770,130 and $10,963,765 respectively, for 164 Lots (the initial 171 Lots less 7 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #7 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2054 were $7,770,000, $7,368,854, and $77,700, respectively, for 164 Lots (the initial 171 Lots less 7 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #7 from the Phases #2-9 Refunding and Improvement Bonds are $130, $3,594,911, and ($77,700), respectively, totaling $3,517,342. Table IV-M.7 shows a summary of net savings from the refunding allocable to Phase #7.

Table IV-M.7
Summary of Savings –Phase #7's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total
Phase #7 Direct - Original[1]	171	2024-2053	$7,920,908	$11,370,963	$2,028,404	$0	$21,320,275
Phase #7 Direct - Outstanding	167	2025-2053	$7,770,130	$10,963,765	$1,939,610	$0	$20,673,506
Phases #2-9 Refunding Bonds	167	2025-2054	$7,770,000	$7,368,854	$1,939,610	$77,700	$17,156,164
Net Refunding related savings			**$130**	**$3,594,911**	**$0**	**($77,700)**	**$3,517,342**
Savings Per Equivalent Units	**91.73**		**$1**	**$39,190**	**$0**	**($847)**	**$38,345**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phases #2-9 Refunding and Improvement Combined Savings

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the (i) Phases #2-9 Major Improvement Area Bonds, (ii) amounts due under the Reimbursement Agreement related to the previously unpaid portion of the Phases #2-9 Major Improvement Area

Initial Projects, and (iii) amounts due under the Reimbursement Agreement related to the Phases #2-7 Projects from 2025 to 2044 were $34,823,687, $33,568,357, and $304,410, respectively, for 1,251 Lots (the initial 1,366 Lots less 115 prepaid Lots) at the time the issuance of the Phases #2-9 Refunding and Improvement Bonds.

The total principal due, interest due, and additional interest for the Additional Interest Reserve due for the Phases #2-9 Refunding and Improvement Bonds were $34,084,000, $24,073,392, and $3,044,265, respectively, for 1,251 Lots (the initial 1,366 Lots less 115 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for the Phases #2-9 Refunding and Improvement Bonds are $739,687, $9,494,965, and ($2,739,855), respectively, totaling $7,645,591. Table IV-N shows a summary of net savings from the refunding allocable to the issuance of the Phases #2-9 Refunding and Improvement Bonds.

Table IV-N
Summary of Savings – Phases #2-9 Major Improvement Area and Phases #2-7 Projects Combined Savings

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phases #2-9 MIA Bonds - Original[1]	1,366	2015-2040	$13,150,000	$15,584,215	$841,773	$1,129,669	$30,705,657
Phases #2-9 MIA Reimbursement Agreement - Original[1]	1,366	2015-2040	$5,000,000	$5,899,421	$336,709	$0	$11,236,130
Phases #2-7 Projects[1]	1,088	2019-2054	$25,565,769	$33,648,389	$5,641,000	$0	$64,855,157
Subtotal			*$43,715,769*	*$55,132,025*	*$6,819,481*	*$1,129,669*	*$106,796,944*
Phases #2-9 MIA Bonds - Outstanding	1,251	2025-2040	$9,573,718	$5,818,839	$568,030	$304,410	$16,264,996
Phases #2-9 MIA Reimbursement Agreement - Outstanding	1,251	2025-2040	$2,678,547	$1,721,742	$227,212	$0	$4,627,500
Phases #2-7 Projects	972	2025-2053	$22,571,422	$26,027,777	$5,315,805	$0	$53,915,004
Subtotal			*$34,823,687*	*$33,568,357*	*$6,111,046*	*$304,410*	*$74,807,500*
Phases #2-9 Refunding Bonds		2025-2053	$34,084,000	$24,073,392	$5,960,252	$3,044,265	$67,161,909
Net Refunding related savings			**$739,687**	**$9,494,965**	**$150,794**	**($2,739,855)**	**$7,645,591**

[1]The original Assessments are provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

B. Five Year Service Plan

Phases #2-9 Major Improvement Area

The annual projected costs and annual projected indebtedness for the Phases #2-9 Major Improvement Area is shown in Table IV-O. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-O

Annual Projected Costs and Annual Projected Indebtedness - Phases #2-9 Major Improvement Area

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phases #2-9 MIA Annual Installments
2024 & Prior	$18,150,000	$18,150,000	$0	$28,429,751
2025	$1,388,090	($737,265)	$2,125,355	$2,130,717
2026	$0	$0	$0	$2,156,182
2027	$0	$0	$0	$2,167,825
2028	$0	$0	$0	$2,163,376
2029	$0	$0	$0	$2,194,278
2030	$0	$0	$0	$2,154,669
2031	$0	$0	$0	$2,151,752
Total	**$19,538,090**	**$17,412,736**	**$2,125,355**	**$43,548,550**

[1]The $737,265 is refunding related savings, as shown in Table IV-M.1.

The annual projected costs shown in Table IV-O are the annual expenditures relating to the Phases #2-9 Major Improvement Area Initial Projects shown in Table III-A, the Additional Major Improvements shown in Table III-B, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-A.2 that are allocable to the Phases #2-9 Major Improvement Area. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #1

The annual projected costs and annual projected indebtedness for Phase #1 is shown in Table IV-P. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-P
Annual Projected Costs and Annual Projected Indebtedness - Phase #1

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #1 Bonds Annual Installments	Phase #1 Refunding Bonds Annual Installments
2021 & Prior	$10,972,619	$9,000,000	$1,972,619	$4,196,859	$0
2022	$168,081	$0	$168,081	$0	$590,354
2023	$0	$0	$0	$0	$566,885
2024	$0	$0	$0	$0	$569,576
2025	$257,043	$0	$257,043	$0	$566,598
2026	$0	$0	$0	$0	$568,175
2027	$0	$0	$0	$0	$569,082
2028	$0	$0	$0	$0	$569,319
Total	**$11,397,743**	**$9,000,000**	**$2,397,743**	**$4,196,859**	**$3,999,989**

The annual projected costs shown in Table IV-P are the annual expenditures relating to the Phase #1 Initial Projects, the Phase #1 Additional Projects, shown in Table III-D, and the costs associated with setting up the PID allocable to Phase #1 and costs of issuance including reserves shown in Table IV-B and Table IV-C. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #2

The annual projected costs and annual projected indebtedness for Phase #2 is shown in Table IV-Q. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-Q
Annual Projected Costs and Annual Projected Indebtedness - Phase #2

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #2 Annual Installments
2024 & Prior	$5,826,675	$5,300,000	$526,675	$2,853,677
2025	$518,012	($887)	$518,900	$429,312
2026	$0	$0	$0	$364,257
2027	$0	$0	$0	$361,218
2028	$0	$0	$0	$363,023
2029	$0	$0	$0	$360,398
2030	$0	$0	$0	$361,562
2031	$0	$0	$0	$357,296
Total	**$6,344,688**	**$5,299,113**	**$1,045,575**	**$5,450,743**

[1]The $887 is refunding related savings, as shown in Table IV-M.2.

The annual projected costs shown in Table IV-Q are the annual expenditures relating to the Phase #2 Initial Projects and the Phase #2 Additional Projects shown in Table III-E. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #3

The annual projected costs and annual projected indebtedness for Phase #3 is shown in Table IV-R. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-R
Annual Projected Costs and Annual Projected Indebtedness - Phase #3

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #3 Annual Installments
2024 & Prior	$4,627,266	$3,700,000	$927,266	$1,137,164
2025	$358,721	($94)	$358,815	$250,055
2026	$0	$0	$0	$216,438
2027	$0	$0	$0	$218,109
2028	$0	$0	$0	$220,100
2029	$0	$0	$0	$217,879
2030	$0	$0	$0	$218,647
2031	$0	$0	$0	$220,274
Total	**$4,985,987**	**$3,699,906**	**$1,286,081**	**$2,698,666**

[1]The $94 is refunding related savings, as shown in Table IV-M.3.

The annual projected costs shown in Table IV-R are the annual expenditures relating to the Phase #3 Initial Projects and the Phase #3 Additional Projects shown in Table III-F. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #4

The annual projected costs and annual projected indebtedness for Phase #4 is shown in Table IV-S. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-S
Annual Projected Costs and Annual Projected Indebtedness - Phase #4

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #4 Annual Installments
2024 & Prior	$403,330	$167,000	$236,330	$45,324
2025	$20,179	$0	$20,179	$14,384
2026	$0	$0	$0	$15,219
2027	$0	$0	$0	$11,952
2028	$0	$0	$0	$11,850
2029	$0	$0	$0	$12,763
2030	$0	$0	$0	$12,627
2031	$0	$0	$0	$12,486
Total	**$423,509**	**$167,000**	**$256,509**	**$136,605**

The annual projected costs shown in Table IV-S are the annual expenditures relating to the Phase #4 Initial Projects and the Phase #4 Additional Projects shown in Table III-G. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #5

The annual projected costs and annual projected indebtedness for Phase #5 is shown in Table IV-T. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-T
Annual Projected Costs and Annual Projected Indebtedness - Phase #5

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #5 Annual Installments
2024 & Prior	$3,600,546	$2,510,000	$1,090,546	$413,883
2025	$294,363	($459)	$294,822	$194,873
2026	$0	$0	$0	$207,525
2027	$0	$0	$0	$207,527
2028	$0	$0	$0	$180,507
2029	$0	$0	$0	$180,681
2030	$0	$0	$0	$180,884
2031	$0	$0	$0	$180,986
Total	**$3,894,909**	**$2,509,541**	**$1,385,368**	**$1,746,866**

[1]The $459 is refunding related savings, as shown in Table IV-M.5.

The annual projected costs shown in Table IV-T are the annual expenditures relating to the Phase #5 Initial Projects and Phase #5 Additional Projects shown in Table III-H. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #6

The annual projected costs and annual projected indebtedness for Phase #6 is shown in Table IV-U. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-U
Annual Projected Costs and Annual Projected Indebtedness - Phase #6

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #6 Annual Installments
2024 & Prior	$5,968,061	$5,968,061	$0	$489,293
2025	$624,693	($851)	$625,545	$405,998
2026	$0	$0	$0	$431,901
2027	$0	$0	$0	$431,498
2028	$0	$0	$0	$431,282
2029	$0	$0	$0	$364,753
2030	$0	$0	$0	$363,212
2031	$0	$0	$0	$363,887
Total	**$6,592,755**	**$5,967,210**	**$625,545**	**$3,281,824**

[1]The $851 is refunding related savings, as shown in Table IV-M.6.

The annual projected costs shown in Table IV-U are the annual expenditures relating to the Phase #6 Projects shown in Table III-I. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #7

The annual projected costs and annual projected indebtedness for Phase #7 is shown in Table IV-V. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-V
Annual Projected Costs and Annual Projected Indebtedness - Phase #7

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #7 Annual Installments
2024 & Prior	$7,921,187	$7,920,908	$279	$35,800,528
2025	$964,116	($130)	$964,246	$713,704
2026	$0	$0	$0	$588,700
2027	$0	$0	$0	$589,170
2028	$0	$0	$0	$590,260
2029	$0	$0	$0	$590,922
2030	$0	$0	$0	$470,154
2031	$0	$0	$0	$471,008
Total	**$8,885,303**	**$7,920,778**	**$964,525**	**$39,814,446**

[1]The $130 is refunding related savings, as shown in Table IV-M.7.

The annual projected costs shown in Table IV-V are the annual expenditures relating to the Phase #7 Projects shown in Table III-J. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phases #8-9

The annual projected costs and annual projected indebtedness for Phases #8-9 is shown in Table IV-W. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-W
Annual Projected Costs and Annual Projected Indebtedness - Phases #8-9

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #8-9 Annual Installments
2025	$12,014,339	$10,800,000	$1,214,339	$0
2026	$0	$0	$0	$881,620
2027	$0	$0	$0	$880,740
2028	$0	$0	$0	$879,386
2029	$0	$0	$0	$878,556
2030	$0	$0	$0	$877,190
2031	$0	$0	$0	$876,288
Total	**$12,014,339**	**$10,800,000**	**$1,214,339**	**$5,273,780**

The annual projected costs shown in Table IV-W are the annual expenditures relating to the Phases #8-9 Projects shown in Table III-K. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID Assessment Notice

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The "PID Assessment Notice" is attached hereto as Appendix D and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings and/or obligations under the Reimbursement Agreement that are intended to finance and/or reimburse the costs of the public infrastructure required for the development of property within the PID. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. The City previously issued the Phase #1 Bonds, the Phases #2-9 Major Improvement Area Bonds, and the Phase #1 Refunding Bonds to refund the Phase #1 Bonds. The City has also levied assessments on property within Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, and Phase #7 in connection with obligations under the Reimbursement Agreement related to Authorized Improvements. This Service and Assessment Plan is being updated to provide for the Phases #2-9 Refunding and Improvement Bonds and Phases #8-9 Improvement Bonds being issued in 2025 and the levy of Assessments within Phases #8-9.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The Actual Costs of the Authorized Improvements shall be allocated to the Assessed Property on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken in to consideration: (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix E based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

5. The Actual Costs of the Initial Major Improvements are proportionally allocated to the Phases #2-9 Major Improvement Area Assessed Property and the Phase #1 Assessed Property based on the ratio of total original Equivalent Units calculated for the Phases #2-9 Major Improvement Area Assessed Property and the Phase #1 Assessed Property.

6. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Initial Major Improvements is allocated to each Parcel within the Phase #2, Phase #3, Phase #4, and Phase #5 based on the total 2016 revised Equivalent Units calculated for each Parcel.

7. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Initial Major Improvements (excluding Phase #2, Phase #3, Phase #4, and Phase #5 allocable shared) is allocated to each Parcel within the Phase #6, Phase #7, and Phases #8-9 based on the ratio of the total 2022 revised Equivalent Units calculated for each Parcel of the Phase #6 Assessed Property, Phase #7 Assessed Property, and the Phases #8-9 Assessed Property.

8. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Additional Major Improvements is allocated to each Parcel within the Phases #2-9 Major Improvement Area based on the total 2022 revised Equivalent Units calculated for each Parcel.

9. The Actual Costs of the Phase #1 Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2016 revised Equivalent Units calculated for each Parcel.

10. The Phase #1 Assessed Property's proportional share of the costs of the Initial Major Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2016 revised Equivalent Units calculated for each Parcel.

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11. The Phase #1 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

12. The Phase #2 Improvements are allocated to each Parcel within the Phase #2 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

13. The Phase #3 Improvements are allocated to each Parcel within the Phase #3 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

14. The Phase #4 Improvements are allocated to each Parcel within the Phase #4 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

15. The Phase #5 Improvements are allocated to each Parcel within the Phase #5 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

16. The Phase #6 Improvements are allocated to each Parcel within the Phase #6 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

17. The Phase #6 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phase #6 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

18. The Phase #7 Improvements are allocated to each Parcel within the Phase #7 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

19. The Phase #7 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phase #7 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

20. The Phases #8-9 Improvements are allocated to each Parcel within the Phases #8-9 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

21. The Phases #8-9 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phases #8-9 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

Table V-A provides the original allocation of costs of the Initial Major Improvements and Phase #1 Improvements. Table V-B provides the allocation of the costs of the Initial Major Improvements to property within Phase #2, Phase #3, Phase #4, Phase #5. Table V-C provides the allocation of the costs of the Initial Major Improvements to Phase #6, Phase #7, and Phases #8-9. Table V-D provides the allocation of the costs of the Additional Major Improvements to property within Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, Phase #7, and Phases #8-9.

This section of this Service and Assessment Plan currently: (i) describes the special benefit received by each Parcel within the PID as a result of the Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, the Phase #2 Improvements, the Phase #3

Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Improvements, the Phase #7 Improvements, and the Phases #8-9 Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied or being levied on the Phase #1 Assessed Property, Phases #2-9 Major Improvement Area Assessed Property, the Phase #2 Assessed Property, the Phase #3 Assessed Property, the Phase #4 Assessed Property, the Phase #5 Assessed Property, the Phase #6 Assessed Property, the Phase #7 Assessed Property, and the Phases #8-9 Assessed Property for that property's allocable portion of such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, the Phase #2 Improvements, the Phase #3 Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Improvements, the Phase #7 Improvements, and the Phases #8-9 Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID are authorized by the PID Act. These improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately

supported, financially feasible, and that results in the highest value." (Dictionary of Real Estate Appraisal, Third Edition.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the public improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve; (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The property owner has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the property owner is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the Assessed Property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Allocation of Initial Major Improvements to Assessed Property

The Initial Major Improvements provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Initial Major Improvements must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of Actual Costs of the Initial Major Improvements to Phase #1 and each Phase within the Phases #2-9 Major Improvement Area.

Phase #1 contains 335 residential units, and the Phases #2-9 Major Improvement Area was, as part of the 2016 development plan update, projected to contain 1,437 residential units as shown in Appendix E on Table E-6 and Table E-8, respectively. As shown in Appendix E on Table E-23, the total projected 2016 revised Equivalent Units for Phase #1 was calculated as 210.80 and the total projected 2016 revised Equivalent Units for the Phases #2-9 Major Improvement Area was calculated as 888.39, as shown on Table E-26. The total projected 2016 revised Equivalent Units in the PID was, therefore, calculated to be 1,099.19 (i.e., 210.80 + 888.39 = 1,099.19). As a result, 19.18 percent of the Actual Costs of the Initial Major Improvements (i.e.,210.80 ÷ 1,099.19 = 19.18%) were allocated to the Phase #1 Assessed Property and 80.82 percent of the Actual Costs of the Initial Major Improvements (i.e., 888.39 ÷ 1,099.19 = 80.82%) were allocated to the Phases #2-9 Major Improvement Area Assessed Property. Table V-A summarizes the original allocation of Budgeted Costs of the Initial Major Improvements to Phase #1 and the Phases #2-9 Major Improvement Area.

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Table V-A
Allocation of Initial Major Improvements

Authorized Improvement	Total Costs
Roadway improvements	$10,366,268
Water improvements	$918,591
Sanitary sewer Improvements	$1,651,669
Storm drainage Improvements	$1,768,948
Other soft and miscellaneous costs	$427,195
Total Initial Major Improvements	**$15,132,671**
Phase #1	
Projected total Equivalent Units	210.80
% of total Equivalent Units	19.18%
Proportionate share of costs	$2,902,107
Phases #2-9 Major Improvement Area	
Projected total Equivalent Units	888.39
% of total Equivalent Units	80.82%
Proportionate share of costs[1]	$13,578,272

[1]The Phases #2-9 Major Improvement Area share of Initial Major Improvement Costs is $13,578,272, which includes $1,347,708 in estimated bond issuance costs included in the original budget that has subsequently been substituted with other soft and miscellaneous costs.

As shown in Table V-A the total amount of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-9 Major Improvement Area was $13,578,272.

Phase #2 contains 360 residential units. As shown in Table E-29 of Appendix E, the original total projected Equivalent Units for Phase #2 was calculated as 214.67. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units of 888.39 as shown in Table E-26 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #2 Assessed Property was calculated as 24.16 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 214.67 ÷ 888.39 = 24.16%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #2 Assessed Property and were reallocated Phase #2 Assessed Property.

Phase #3 contains 195 residential units. As shown in Table E-31 of Appendix E, the original total projected Equivalent Units for Phase #3 was calculated as 131.67. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-26 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #3 Assessed Property was calculated as 14.82 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 131.67 ÷ 888.39 = 14.82%) originally allocated to the Phases #2-9 Major

Improvement Area Assessed Property. These costs are applicable to the Phase #3 Assessed Property and were reallocated Phase #3 Assessed Property as shown in Table V-B.

Phase #4 contains 9 residential units. As shown in Table E-33 of Appendix E, the original total projected Equivalent Units for Phase #2 was calculated as 5.94. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-26 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #4 Assessed Property was calculated as 0.67 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 5.94 ÷ 888.39 = 0.67%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #2 Assessed Property and were reallocated Phase #2 Assessed Property as shown in Table V-B.

Phase #5 contains 96 residential units. As shown in Table E-36 of Appendix E, the 2021 revised total projected Equivalent Units for Phase #5 is calculated as 72.84. The Phases #2-9 Major Improvement Area was originally projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-26 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #5 Assessed Property was calculated as 8.20 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 72.84 ÷ 888.39 = 8.20%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #5 Assessed Property and were reallocated Phase #5 Assessed Property as shown in Table V-B.

As shown in Table V-B, the total Initial Major Improvements allocable to Phases #2-9 Major Improvement Area was $13,578,272 and the specific phase proportional amount allocable to Phase #2, Phase #3, Phase #4, and Phase #5 were $3,281,045, $2,012,462, $90,788, and $1,113,296, respectively. As a result, the total Initial Major Improvements allocable to Phases #2-9 Major Improvement Area remaining to be reallocated to Phase #6, Phase #7, and the Phases #8-9 is $7,080,681 (i.e., $13,578,272 – $3,281,045, – $2,012,462 – $90,788 – $1,113,296 = $7,080,681).

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Table V-B
Reallocation of Initial Major Improvement Costs Allocated to Phases #2-9 Major Improvement Area

Total Initial Major Improvements[1]	**$13,578,272**
Phase #2	
Projected total Equivalent Units	214.67
% of total units	24.16%
Proportionate Share of Costs	$3,281,045
Phase #3	
Projected total Equivalent Units	131.67
% of total units	14.82%
Proportionate Share of Costs	$2,012,462
Phase #4	
Projected total Equivalent Units	5.94
% of total units	0.67%
Proportionate Share of Costs	$90,788
Phase #5	
Projected total Equivalent Units	72.84
% of total units	8.20%
Proportionate Share of Costs	$1,113,296
Phase #6, Phase #7, and Phases #8-9	
Projected total Equivalent Units	463.27
% of total units	52.15%
Proportionate Share of Costs	$7,080,681

[1]Represents the original allocated amount of Initial Major Improvements to the Phases #2-9 Major Improvement Area as shown in Table V-A.

As part of the 2022 development plan update, the Phases #2-9 Major Improvement Area is now projected to contain 1,366 residential units resulting in a total 2022 revised Equivalent Units of 534.07 as shown in Table E-27 of Appendix E. The total 2022 revised Equivalent Units for Phase #2, Phase #3 Phase #4, and Phase #5 are calculated to be 128.56, 77.97, 3.53, and 42.48 as shown in Table E-30, Table E-32, Table E-34, and Table E-36 of Appendix E, respectively. As a result, the Phases #2-9 Major Improvement Area's 2022 revised Equivalent Units applicable to Phase #6, Phase #7, and Phases #8-9 is 281.53 (i.e., 534.07 - 128.56 - 77.97 - 3.53 – 42.48 = 281.53).

Phase #6 contains 257 residential units. As shown in Table E-37 of Appendix E, the total Equivalent Units for Phase #6 is calculated as 83.22. As shown above, the Phases #2-9 Major Improvement Area 2022 revised Equivalent Units applicable to Phase #6, Phases #7 and Phases #8-9, collectively, is 281.03. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #6 Assessed Property is 29.61 percent (i.e., 83.22 ÷ 281.03 = 29.61%).

Phase #7 contains 171 residential units. As shown in Table E-38 of Appendix E, the total Equivalent Units for Phase #7 is calculated as 93.51. As shown above, the Phases #2-9 Major Improvement Area 2022 revised Equivalent Units applicable to Phase #7 and Phases #8-9, collectively, is 281.03. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #7 Assessed Property is 33.27 percent (i.e., 93.51 ÷ 281.03 = 33.27%) as shown in Table V-C.

Phases #8-9 contain 277 residential units. As shown in Table E-39 of Appendix E, the total Equivalent Units for Phases #8-9 is calculated as 104.92. As shown above, the Phases #2-9 Major Improvement Area 2022 revised Equivalent Units applicable to Phase #6, Phase #7 and Phases #8-9, collectively, is 281.03. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phases #8-9 Assessed Property is 37.11 percent (i.e., 104.30 ÷ 281.03 = 37.11%) as shown in Table V-C.

Table V-C
Allocation of Initial Major Improvement Costs within the Phases #2-9 Major Improvement Area

Total Unallocated Initial Major Improvements[1]	**$7,080,681**
Phase #6	
Projected total Equivalent Units	83.22
% of total units	29.61%
Proportionate Share of Costs	$2,096,766
Phase #7	
Projected total Equivalent Units	93.51
% of total units	33.27%
Proportionate Share of Costs	$2,356,028
Phases #8-9	
Projected total Equivalent Units	104.30
% of total units	37.11%
Proportionate Share of Costs	$2,627,887

[1]Represents the original allocated amount of Initial Major Improvements to the Phases #2-9 Major Improvement Area excluding amounts allocated to Phase #2, Phase #3, Phase #4, and Phase #5. See Table V-B for amounts previously allocated to Phase #2, Phase #3, Phase #4, and Phase #5.

D. Allocation of Additional Major Improvements to Assessed Property

As shown in Table E-24 and Table E-28 of Appendix E, the 2022 revised total Equivalent Units for Phase #1 and Phases #2-9 Major Improvement Area are calculated as 132.57 and 533.57, respectively, resulting in 666.14 2022 revised total Equivalent Units for the entire PID (i.e., 132.57 + 533.57 = 666.14). As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #1 Assessed Property is calculated as 19.90 percent of the costs of the Additional Major Improvements (i.e., 132.57 ÷ 666.14 = 19.90%) and the percentage

used to reallocate the Additional Major Improvements applicable to the Phases #2-9 Major Improvement Area Assessed Property is calculated as 80.10 percent of the costs of the Additional Major Improvements (i.e., 533.57 ÷ 666.14 = 80.10%) as shown in Table V-D.

As shown in Table E-30 of Appendix E, the 2022 revised total Equivalent Units for Phase #2 is calculated as 128.56. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #2 Assessed Property is calculated as 19.30 percent of the costs of the Additional Major Improvements (i.e., 128.56 ÷ 666.14 = 19.30%) as shown in Table V-D.

As shown in Table E-32 of Appendix E, the 2022 revised total Equivalent Units for Phase #3 is calculated as 77.97. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #3 Assessed Property is calculated as 11.70 percent of the costs of the Additional Major Improvements (i.e., 77.97 ÷ 666.14 = 11.70%) as shown in Table V-D.

As shown in Table E-34 of Appendix E, the 2022 revised total Equivalent Units for Phase #4 is calculated as 3.53. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #4 Assessed Property is calculated as 0.53 percent of the costs of the Additional Major Improvements (i.e., 3.53 ÷ 666.14 = 0.53%) as shown in Table V-D.

As shown in Table E-36 of Appendix E, the 2022 revised total Equivalent Units for Phase #5 is calculated as 42.48. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #5 Assessed Property is calculated as 6.38 percent of the costs of the Additional Major Improvements (i.e., 42.48 ÷ 666.14 = 6.38%) as shown in Table V-D.

As shown in Table E-37 of Appendix E, the total Equivalent Units for Phase #6 is calculated as 83.22. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #6 Assessed Property is calculated as 12.49 percent of the costs of the Additional Major Improvements (i.e., 83.22 ÷ 666.14 = 12.49%) as shown in Table V-D.

As shown in Table E-38 of Appendix E, the total Equivalent Units for Phase #7 is calculated as 93.51. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #7 Assessed Property is calculated as 14.04 percent of the costs of the Additional Major Improvements (i.e., 93.51 ÷ 666.14 = 14.04%) as shown in Table V-D.

As shown in Table E-39 of Appendix E, the total Equivalent Units for Phases #8-9 is calculated as 104.30. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phases #8-9 Assessed Property is calculated as 15.66 percent of the costs of the Additional Major Improvements (i.e., 104.30 ÷ 666.14 = 15.66%) as shown in Table V-D.

The Additional Major Improvements provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Additional Major Improvements have been allocated throughout all Assessed Property in the District.

Table V-D
Allocation of Additional Major Improvements

Authorized Improvement	Total Costs
Roadway Improvements	$1,417,681
Water Improvements	$182,128
Sanitary Sewer Improvements	$172,975
Storm Drainage Improvements	$285,348
Other soft and miscellaneous costs	$80,026
Total Additional Major Improvements	**$2,138,158**
Phase #1	
Projected total Equivalent Units	132.57
% of total units	19.90%
Proportionate Share of Costs	$425,520
Phase #2	
Projected total Equivalent Units	128.56
% of total units	19.30%
Proportionate Share of Costs	$412,648
Phase #3	
Projected total Equivalent Units	77.97
% of total units	11.70%
Proportionate Share of Costs	$250,266
Phase #4	
Projected total Equivalent Units	3.53
% of total units	0.53%
Proportionate Share of Costs	$11,330
Phase #5	
Projected total Equivalent Units	42.48
% of total units	6.38%
Proportionate Share of Costs	$136,351
Phase #6	
Projected total Equivalent Units	83.22
% of total units	12.49%
Proportionate Share of Costs	$267,117
Phase #7	
Projected total Equivalent Units	93.51
% of total units	14.04%
Proportionate Share of Costs	$300,146
Phases #8-9	
Projected total Equivalent Units	104.30
% of total units	15.66%
Proportionate Share of Costs	$334,779

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E. ASSESSMENT METHODOLOGY

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Phases #2-9 Major Improvement Area

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phases #2-9 Major Improvement Area Initial Projects financed with the Phases #2-9 Major Improvement Area Bonds and Phases #2-9 Refunding and Improvement Bonds shall be allocated to the Phases #2-9 Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels within the Phases #2-9 Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phases #2-9 Major Improvement Area Initial Projects and the Budgeted Costs of the Phases #2-9 Major Improvement Area Additional Projects and costs incurred in the issuance of the Phase #2-9 Major Improvement Area Bonds and the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-A, Table III-B, and Table III-C, the City Council has determined that the benefit to the Phases #2-9 Major Improvement Area Assessed Property from the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects and costs incurred in the issuance of the Phases #2-9 Major Improvement Area Bonds and the Phases #2-9 Refunding and Improvement Bonds is at least equal to the Assessments levied on the Phases #2-9 Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within the Phases #2-9 Major Improvement Area is shown on the Phases #2-9 Major Improvement Area Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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2. Assessment Methodology for Phase #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Initial Projects, shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels within Phase #1 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #1 Initial Projects and the Actual Costs of the Phase #1 Additional Projects, and costs incurred in the issuance of the Phase #1 Bonds and the Phase #1 Refunding Bonds, as set forth in Table III-D, the City Council has determined that the benefit to Phase #1 Assessed Property from the Phase #1 Initial Projects and the Phase #1 Additional Projects, and costs incurred in the issuance of the Phase #1 Bonds and the Phase #1 Refunding Bonds, is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

Appendix E shows the detailed calculation of the Assessment per Equivalent Unit and the Assessment for each Lot Type.

3. Assessment Methodology for Phase #2

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Improvements shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels within Phase #2 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #2 Initial Projects and the Actual Costs of the Phase #2 Additional Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-E and Table-M, the City Council has determined

that the benefit to Phase #2 Assessed Property is at least equal to the Assessments levied on the Phase #2 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for Phase #3

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Improvements shall be allocated to the Phase #3 Assessed Property by spreading the entire Assessment across the Parcels within Phase #3 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #3 Initial Projects and the Actual Costs of the Phase #3 Additional Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-F and Table-M, the City Council has determined that the benefit to Phase #3 Assessed Property is at least equal to the Assessments levied on the Phase #3 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more

vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #3 is shown on the Phase #3 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

5. Assessment Methodology for Phase #4

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #4 Improvements shall be allocated to the Phase #4 Assessed Property by spreading the entire Assessment across the Parcels within Phase #4 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #4 Initial Projects and the Actual Costs of the Phase #4 Additional Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-G and Table-M, the City Council has determined that the benefit to Phase #4 Assessed Property is at least equal to the Assessments levied on the Phase #4 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #4 is shown on the Phase #4 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

6. Assessment Methodology for Phase #5

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #5 Improvements shall be allocated to the Phase #5 Assessed Property by spreading the entire Assessment across the Parcels within Phase #5 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #5 Initial Projects and the Actual Costs of the Phase #5 Additional Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-H and Table-M, the City Council has determined that the benefit to Phase #5 Assessed Property is at least equal to the Assessments levied on the Phase #5 Assessed Property

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #5 is shown on the Phase #5 Assessment Roll, attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

7. Assessment Methodology for Phase #6

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #6 Projects shall be allocated to the Phase #6 Assessed Property by spreading the entire Assessment across the Parcels within Phase #6 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #6 Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Tables III-I and Table-M, the City Council has determined that the benefit to Phase #6 Assessed Property is at least equal to the Assessments levied on the Phase #6 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share

of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #6 is shown on the Phase #6 Assessment Roll, attached as Appendix L, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

8. Assessment Methodology for Phase #7

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #7 Projects shall be allocated to the Phase #7 Assessed Property by spreading the entire Assessment across the Parcels within Phase #7 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #7 Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Tables III-J and Table-M, the City Council has determined that the benefit to Phase #7 Assessed Property is at least equal to the Assessments levied on the Phase #7 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #7 is shown on the Phase #7 Assessment Roll, attached as Appendix M, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

9. Assessment Methodology for Phases #8-9

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phases #8-9 Projects shall be allocated to the Phases #8-9 Assessed Property by

spreading the entire Assessment across the Parcels within Phases #8-9 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phases #8-9 Projects and costs incurred in the issuance of the Phases #8-9 Improvement Bonds, as set forth in Tables III-L, the City Council has determined that the benefit to Phases #8-9 Assessed Property is at least equal to the Assessments levied on the Phases #8-9 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phases #8-9 is shown on the Phases #8-9 Assessment Roll, attached as Appendix N, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

F. ASSESSMENTS

The Assessments for the Phases #2-9 Major Improvement Area, Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, Phase #7, and Phases #8-9 are levied on each Parcel according to the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, the Phase #7 Assessment Roll, and the Phases #8-9 Assessment Roll attached hereto as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, Appendix M, and Appendix N, respectively. The Annual Installments of the Assessments will be collected at the times and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

G. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual

Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

H. Additional Interest Reserve

Pursuant to the PID Act, the interest rate for Assessments that secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments which secure a series of Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds (the "Additional Interest Component").

Funds generated by the Additional Interest Component related to the Phase #1 Refunding Bonds, the Phases #2-9 Refunding and Improvement Bonds, and the Phases #8-9 Improvement Bonds are held in reserves held under the applicable Trust Indenture, which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Phase #1 Refunding Bonds, the Phases #2-9 Refunding and Improvement Bonds, or the Phases #8-9 Improvement Bonds are prepaid, to offset any possible delinquent payments and pay Administrative Expenses provided for in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENT

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PHASES #2-9 MAJOR IMPROVEMENT AREA

Original – Phases #2-9 Major Improvement Area Assessment Roll

The Assessment and Annual Installments for each Assessed Property located within the Phases #2-9 Major Improvement Area are shown on the Phases #2-9 Major Improvement Area Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phases #2-9 Major Improvement Area Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest due on Phases #2-9 Major Improvement Area proportional share of the Phases #2-9 Refunding and Improvement Bonds, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #1 shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Refunding Bonds, (ii) the Additional Interest Component to fund the Additional Interest Reserve described in Section V, and (iii) Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #2 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #2's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #2 Improvements, (ii) the Additional Interest

Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #3

The Assessment and Annual Installments for each Assessed Property located within Phase #3 is shown on the Phase #3 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #3 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #3's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #3 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

E. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #4

The Assessment and Annual Installments for each Assessed Property located within Phase #4 is shown on the Phase #4 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #4 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #4's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #4 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

F. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #5

The Assessment and Annual Installments for each Assessed Property located within Phase #5 is shown on the Phase #5 Assessment Roll, attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #5 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #5's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #5 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

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G. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #6

The Assessment and Annual Installments for each Assessed Property located within Phase #6 is shown on the Phase #6 Assessment Roll, attached as Appendix L, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #6 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #6's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #6 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

H. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #7

The Assessment and Annual Installments for each Assessed Property located within Phase #7 is shown on the Phase #7 Assessment Roll, attached as Appendix M, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #7 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #7's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #7 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

I. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASES #8-9

The Assessment and Annual Installments for each Assessed Property located within Phases #8-9 is shown on the Phases #8-9 Assessment Roll, attached as Appendix N, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #8-9 Improvement Bonds, the Annual Installments for each Assessed Property located within Phases #8-9 shall be collected in an amount sufficient to pay (i) principal and interest due on Phases #8-9 Improvement Bonds related to Phases #8-9 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

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J. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels existing prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount and related Prepayment Costs by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

K. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the party making such transfer of such Parcel shall pay to

the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. Payments required as described in Section I or this Section J shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

L. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or an obligation due under the Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or obligation under the Reimbursement Agreement, resulting in excess Bond proceeds or Assessment Revenues being available to redeem Bonds of such series and/or a need to reduce the related obligation under the Reimbursement Agreement, as the case may be, then the Assessment securing such series of Bonds and/or obligations under the Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council as described in the applicable Trust Indenture or Reimbursement Agreement such that the sum of the resulting reduced Assessments for all applicable Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds or Assessment Revenues shall applied to redeem Bonds of such series, or as provided in the Indenture or to reduce the obligation under the Reimbursement Agreement, as applicable. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under the Reimbursement Agreement. If all of the Authorized Improvements are not completed, the City may, as and if permitted in the applicable Trust Indenture, reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay obligations under the Reimbursement Agreement and/or to repay the Bonds, including interest on the Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds or as described in the applicable Trust Indenture. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under the Reimbursement Agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced based on the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under the Reimbursement

Agreement is equal to the outstanding principal amount of the Bonds and/or the amount outstanding under the Reimbursement Agreement.

M. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture or applicable reimbursement agreement; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner responsible to pay an Assessment, the Assessment on any Parcel plus Prepayment Costs related thereto may be paid in part; provided, however, if PID Bonds have been issued, then such payment shall be in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator and approved by the City. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Component.

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Phases #2-9 Major Improvement Area

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phases #2-9 Major Improvement Area Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area Initial Projects and Phases #2-7 Projects attached as Exhibit 2 sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 16 (2025-2040), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phases #2-9 Major Improvement Area Assessment Roll in Appendix F and the Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area Initial Projects and Phases #2-7 Projects as shown in Exhibit 2.

Phase #1 Refunding

Following the issuance of the Phase #1 Refunding Bonds, each Assessment for the Phase #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phase #1 Refunding Bonds. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.00% in years 1 through 10 (2021-2030), 3.00% in years 11 through 15 (2031 through 2035), 2.625% in years 16 through 20 (2036-2040), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Phase #1 Assessment Roll is shown as Appendix G.

Phase #2

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #2 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 20 (2025-2044), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve. If and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll. The Phase #2 Assessment Roll is shown as Appendix H and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #3

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #3 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #3 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 22 (2025-2046), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #3 Assessment Roll. The Phase #3 Assessment Roll is

shown as Appendix I and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #4

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #4 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #4 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.61% in years 1 through 23 (2025-2047), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #4 Assessment Roll. The Phase #4 Assessment Roll is shown as Appendix J and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #5

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #5 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #5 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.64% in years 1 through 24 (2025-2048), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #5 Assessment Roll. The Phase #5 Assessment Roll is shown as Appendix K and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #6

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #6 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #6 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 29 (2025-2053), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #6 Assessment Roll. The Phase #6 Assessment Roll is shown as Appendix L and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #7

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #7 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #7 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 30 (2024-2054), and the Additional Interest Rate of up to 0.5% to fund

Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #7 Assessment Roll. The Phase #7 Assessment Roll is shown as Appendix M and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phases #8-9

Following the issuance of the Phases #8-9 Improvement Bonds, each Assessment for the Phases #8-9 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #8-9 Improvement Bonds. The Phases #8-9 Assessment Roll set forth for each year the Annual Installment for each Parcel based on an interest rate of 6.15% in years 1 through 30 (2025-2055), and the Additional Interest Rate of up to 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Phases #8-9 Assessment Roll. The Phases #8-9 Assessment Roll is shown as Appendix N.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or the obligation due under the Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or the obligation due under the Reimbursement Agreement in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

N. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a Prepayment Reserve (if applicable). Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes, as applicable, and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Phases #2-9 Major Improvement Area

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Assessment against the Phases #2-9 Major Improvement Area commenced with the issuance of the Phases #2-9 Major Improvement Area Bonds.

Phase #1

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phase #1 Bonds commenced with the issuance of the Phase #1 Bonds.

Phase #2

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #2 Improvements were billed in October 2018.

Phase #3

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #3 Improvements were billed in October 2020.

Phase #4

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #4 Improvements were billed in October 2021.

Phase #5

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #5 Improvements were billed in October 2022.

Phase #6

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #6 Improvements were billed in October 2023.

Phase #7

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #7 Improvements were billed in October 2024.

Phases #8-9

The collection of the first Annual Installment for a Phases #8-9 Lot or Phases #8-9 Parcel shall commence upon the earlier of: (i) September 1, 2026, (ii) with tax bills sent the first October after the issuance of the Phases #8-9 Improvement Bonds such that upon the issuance of such Bonds, all Assessments levied for Phases #8-9 Projects shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phases #8-9 Projects on the Phases #8-9 Assessed Property. Such first Annual Installment for a Phases #8-9 Lot or Phases #8-9 Parcel shall be due by January 31st of the following calendar year.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. PHASES #2-9 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Original – Phases #2-9 Major Improvement Area Assessment Roll

Each Parcel within the Phases #2-9 Major Improvement Area has been evaluated by the City Council (based on the concept plan, developable area, proposed Homeowner Association Property and Public Property, the major improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phases #2-9 Major Improvement Area.

Phases #2-9 Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phases #2-9 Major Improvement Area Initial Projects and receives benefit from the Phases #2-9 Major Improvement Area Additional Projects being paid for by the Developer. Table VII-A summarizes the $21,241,050 in special benefit received by the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects, the pro rata costs of the PID formation, and issuance costs for the Phases #2-9 Major Improvement Area Bonds. The amount of Phases #2-9 Major Improvement Area Bonds and the portion of the Reimbursement Agreement related to the Phases #2-9 Major Improvement Area Initial Projects was $18,150,000 [$13,150,000 + $5,000,000 = $18,150,000], at the time of levy of the Assessments against the Phases #2-9 Major Improvement Area Assessed Property, which is less than the benefit received by Phases #2-9 Major Improvement Area Assessed Property for the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects, and as such the total Assessment for all Assessed Property within Phases #2-9 Major Improvement Area for the Phases #2-9 Major Improvement Area Projects is $18,150,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within the Phases #2-9 Major Improvement Area is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan.

The Assessments levied against the Phases #2-9 Major Improvement Area Assessed Property shown in Appendix F are being updated to reflect the Phases #2-9 Major Improvement Area's share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $737,265. The net assessment on the Phases #2-9 Major Improvement Area Assessed Property was $18,150,000, resulting in $2,125,355 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phases #2-9 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-A
Special Benefit Summary – Phases #2-9 Major Improvement Area

Special Benefit	Total
Total Phases #2-9 Major Improvement Area Initial Projects[1]	$13,578,272
Bond Issuance Costs:	
Debt service reserve	$1,073,375
Capitalized interest	$1,590,250
Bond issuance costs	$1,908,104
Subtotal Bond Issuance Costs	*$4,571,728*
Refunding Bond Issuance Costs:	
Debt service reserve	$237,561
Issuance Costs	$531,866
Additional Interest	$115,150
Underwriter's Discount	$345,450
Surety Bond	$8,104
Bond Insurance Premium	$149,958
Subtotal Refunding Bond Issuance Costs	*$1,388,090*
Total Special Benefit	**$19,538,090**
Special Benefit:	
Total Special Benefit	$19,538,090
Assessment	$18,150,000
Principal Refunding related savings	($737,265)
Excess Benefit	**$2,125,355**

[1]See Table III-A for details.
[2]See Table III-B and Table III-C for details.

B. PHASE #1 ASSESSMENT ROLL

Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #1 Initial Projects and receives benefit from the Phase #1 Additional Projects being paid for by the Developer. Table VII-B summarizes the $11,397,743 in special benefit received by Phase #1 Assessed Property from the Phase #1 Initial Projects and Phase #1 Additional Projects, the pro rata costs of the PID formation, and the issuance costs for the Phase #1 Bonds. The original amount of Phase #1 Bonds was $9,000,000, which was less than the benefit received by Phase #1 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #1 was $9,000,000 plus annual Administrative Expenses and other authorized charges. In addition, the Phase #1 Assessments were adjusted to reflect the Phase #1 Refunding Bond related savings in the total amount of $475,000. As a result, the net assessment on the Phase #1 Assessed Property was $8,525,000, resulting in $2,872,743 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #1 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix G.

Table VII-B
Special Benefit Summary – Phase #1

Special Benefit	Total Cost
Total Phase #1 Initial Projects[1]	$9,272,722
Total Phase #1 Additional Projects	$425,124
Subtotal	*$9,697,846*
PID Formation/Bond Issuance Costs:	
Debt service reserve	$727,844
Capitalized interest	$456,939
Bond issuance costs	$515,114
Subtotal Bond Issuance Costs	*$1,699,897*
Total Special Benefit	**$11,397,743**
Special Benefit:	
Total Special Benefit	$11,397,743
Original Assessment:	$9,000,000
Refunding related savings	($475,000)
Net Assessment	*$8,525,000*
Excess Benefit	**$2,872,743**

[1]See Table III-D details.

C. PHASE #2 ASSESSMENT ROLL

Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #2 Improvements and receives benefit from the Phase #2 Additional Projects being paid for by the Developer. Table VII-C summarizes the $5,826,292 in special benefit received by Phase #2 Assessed Property from the Phase #2 Improvements, the Phase #2 Additional Projects and the pro rata costs of the PID formation. The outstanding amount related to Phase #2 is $5,300,000. The Assessment for each Parcel of Assessed Property within Phase #2 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

The Phase #2 Assessments shown in Appendix H are being updated to reflect the Phase #2 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $887. The net assessment on the Phase #2 Assessed Property was $5,300,000, resulting in $1,045,575 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #2 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-C
Special Benefit Summary – Phase #2

Special Benefit	Phase #2 Portion of Phases #2-7 Projects
Total Phase #2 Improvements[1]	$5,414,027
Total Phase #2 Additional Projects	$412,648
Subtotal	*$5,826,675*
Refunding Bond Issuance Costs	
Reserve Fund	$87,870
Cost of Issuance	$192,889
Underwriter's Discount	$127,800
Additional Interest	$42,600
Surety Bond	$4,599
Bond Insurance	$62,254
Subtotal Refunding Bond Issuance Costs	*$518,012*
Total Special Benefit	**$6,344,688**
Special Benefit:	
Total Special Benefit	$6,344,688
Original Phase #2 Assessment	$5,300,000
Principal Refunding related savings	($887)
Excess Benefit	**$1,045,575**

[1]See Table III-E for details.

D. PHASE #3 ASSESSMENT ROLL

Phase #3 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #3 Improvements and receives benefit from the Phase #3 Additional Projects being paid for by the Developer. Table VII-D summarizes the $4,627,033 in special benefit received by Phase #3 Assessed Property from the Phase #3 Improvements, the Phase #3 Additional Projects and the pro rata costs of the PID formation. The outstanding amount related to Phase #3 is $3,700,000. The Assessment for each Parcel of Assessed Property within Phase #3 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

The Phase #3 Assessments shown in Appendix I are being updated to reflect the Phase #3 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $94. The net assessment on the Phase #3 Assessed Property was $3,700,000, resulting in $1,286,081 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #3 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-D
Special Benefit Summary – Phase #3

Special Benefit	Phase #3 Portion of Phases #2-7 Projects
Total Phase #3 Improvements[1]	$4,377,000
Total Phase #3 Additional Projects	$250,266
Subtotal	*$4,627,266*
Refunding Bond Issuance Costs	
Reserve Fund	$60,292
Cost of Issuance	$132,351
Underwriter's Discount	$87,690
Additional Interest	$29,230
Surety Bond	$2,780
Bond Insurance	$46,378
Subtotal Refunding Bond Issuance Costs	*$358,721*
Total Special Benefit	**$4,985,987**
Special Benefit:	
Total Special Benefit	$4,985,987
Original Phase #3 Assessment	$3,700,000
Principal Refunding related savings	($94)
Excess Benefit	**$1,286,081**

[1]See Table III-F for details.

E. PHASE #4 ASSESSMENT ROLL

Phase #4 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #4 Improvements and receives benefit from the Phase #4 Additional Projects being paid for by the Developer. Table VII-E summarizes the $403,320 in special benefit received by Phase #4 Assessed Property from the Phase #4 Improvements, the Phase #4 Additional Projects and the pro rata costs of the PID formation. The outstanding par amount related to Phase #4 is $167,000. The Assessment for each Parcel of Assessed Property within Phase #4 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

The Phase #4 Assessments shown in Appendix J are being updated to reflect the Phase #4 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $0. The net assessment on the Phase #4 Assessed Property was $167,000, resulting in $256,509 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #4 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-E
Special Benefit Summary – Phase #4

Special Benefit	Phase #4 Portion of Phases #2-7 Projects
Total Phase #4 Improvements[1]	$392,000
Total Phase #4 Additional Projects	$11,330
Subtotal	*$403,330*
Refunding Bond Issuance Costs	
Reserve Fund	$3,383
Cost of Issuance	$7,426
Underwriter's Discount	$4,920
Additional Interest	$1,640
Surety Bond	$160
Bond Insurance	$2,651
Subtotal Refunding Bond Issuance Costs	*$20,179*
Total Special Benefit	**$423,509**
Special Benefit:	
Total Special Benefit	$423,509
Original Phase #4 Assessment	$167,000
Principal Refunding related savings	$0
Excess Benefit	**$256,509**

[1]See Table III-G for details.

F. PHASE #5 ASSESSMENT ROLL

Phase #5 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #5 Improvements and receives benefit from the Phase #5 Additional Projects being paid for by the Developer. Table VII-F summarizes the $3,600,419 in special benefit received by Phase #5 Assessed Property from the Phase #5 Improvements, the Phase #5 Additional Projects and the pro rata costs of the PID formation. The outstanding amount related to Phase #5 is $2,510,000. The Assessment for each Parcel of Assessed Property within Phase #5 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

The Phase #5 Assessments shown in Appendix K are being updated to reflect the Phase #5 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $459. The net assessment on the Phase #5 Assessed Property was $2,510,000, resulting in $1,385,368 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #5 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-F
Special Benefit Summary – Phase #5

Special Benefit	Phase #5 Portion of Phases #2-7 Projects
Total Phase #5 Improvements[1]	$3,464,195
Total Phase #5 Additional Projects	$136,351
Subtotal	*$3,600,546*
Refunding Bond Issuance Costs	
Reserve Fund	$49,401
Cost of Issuance	$108,444
Underwriter's Discount	$71,850
Additional Interest	$23,950
Surety Bond	$1,976
Bond Insurance	$38,743
Subtotal Refunding Bond Issuance Costs	*$294,363*
Total Special Benefit	**$3,894,909**
Special Benefit:	
Total Special Benefit	$3,894,909
Original share of Phases #2-9 Assessments	$2,510,000
Principal Refunding related savings	($459)
Excess Benefit	**$1,385,368**

[1]See Table III-G for details.

G. PHASE #6 ASSESSMENT ROLL

Phase #6 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #6 Projects. Table VII-G summarizes the $5,967,861 in special benefit received by Phase #6 Assessed Property from the Phase #6 Projects and the pro rata costs of the PID formation. The outstanding amount related to Phase #6 is $5,967,861, which is less than the benefit received by Phase #6 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #6 is $5,967,861 plus annual Administrative Expenses and other authorized charges.

The Phase #6 Assessments shown in Appendix L are being updated to reflect the Phase #6 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $851. The net assessment on the Phase #6 Assessed Property was $5,967,861, resulting in $625,745 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #6 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-G
Special Benefit Summary – Phase #6

Special Benefit	Phase #6 Portion of Phases #2-7 Projects
Total Phase #6 Improvements[1]	$5,968,061
Subtotal	*$5,968,061*
Refunding Bond Issuance Costs	
Reserve Fund	$104,309
Cost of Issuance	$228,977
Underwriter's Discount	$151,710
Additional Interest	$50,570
Surety Bond	$2,749
Bond Insurance	$86,379
Subtotal Refunding Bond Issuance Costs	*$624,693*
Total Special Benefit	**$6,592,755**
Special Benefit:	
Total Special Benefit	$6,592,755
Original share of Phases #2-9 Assessments	$5,967,861
Principal Refunding related savings	($851)
Excess Benefit	**$625,745**

[1]See Table III-I for details.

H. PHASE #7 ASSESSMENT ROLL

Phase #7 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #7 Projects. Table VII-H summarizes the $7,920,908 in special benefit received by Phase #7 Assessed Property from the Phase #7 Improvements and the pro rata costs of the PID formation. The outstanding amount related to Phase #7 is $7,920,908, which is less than the benefit received by Phase #7 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #7 is $7,920,908 plus annual Administrative Expenses and other authorized charges.

The Phase #7 Assessments shown in Appendix M are being updated to reflect the Phase #7 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $130. The net assessment on the Phase #7 Assessed Property was $7,920,908, resulting in $964,525 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #7 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-H
Special Benefit Summary – Phase #7

Special Benefit	Phase #7 Portion of Phases #2-7 Projects
Total Phase #7 Improvements[1]	$7,871,187
Administrative Expenses (First Year)	$50,000
Subtotal	*$7,921,187*
Refunding Bond Issuance Costs	
Reserve Fund	$160,269
Cost of Issuance	$351,819
Underwriter's Discount	$233,100
Additional Interest	$77,700
Surety Bond	$4,978
Bond Insurance	$136,250
Subtotal Refunding Bond Issuance Costs	*$964,116*
Total Special Benefit	**$8,885,303**
Special Benefit:	
Total Special Benefit	$8,885,303
Original Phase #7 Assessment	$7,920,908
Refunding related savings	($130)
Excess Benefit	**$964,525**

[1]See Table III-J for details.

I. PHASES #8-9 ASSESSMENT ROLL

Phases #8-9 Assessed Property is being assessed for the special benefits conferred upon the property as a result of the Phases #8-9 Projects. Table VII-I summarizes the $12,014,339 in special benefit received by Phases #8-9 Assessed Property from the Phases #8-9 Projects, the pro rata costs of the PID formation, Administration Expenses, and bond issuance costs. The total Assessment related to Phases #8-9 is $10,800,000, which is less than the benefit received by Phases #8-9 Assessed Property, and as such the total Assessment for all Assessed Property within Phases #8-9 is $10,800,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phases #8-9 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-I
Special Benefit Summary – Phases #8-9

Special Benefit	Total Cost
Total Phases #8-9 Projects[1]	$9,649,439
Bond Issuance Costs	
Reserve Fund	$824,200
Cost of Issuance	$502,500
Underwriter's Discount	$324,000
Administrative Expenses	$50,000
Capitalized Interest	$664,200
Subtotal Bond Issuance Costs	*$2,364,900*
Total Special Benefit	**$12,014,339**
Special Benefit:	
Total Special Benefit	$12,014,339
Assessment	$10,800,000
Excess Benefit	**$1,214,339**

[1]See Table III-J for details.

J. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator previously prepared and the Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, the Phase #7 Assessment Roll, and the Phases #8-9 Assessment Roll, in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); (iv) payments of the Assessment, if any, as provided by Section VI.M of this Service and Assessment Plan.

Upon the future issuance of Bonds, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of Assessed Property claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:

(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Administrative Expenses, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the applicable Trust Indenture, such determination shall be conclusive. Tables within this Service and Assessment Plan may be rounded to the nearest dollar.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to a parcel of Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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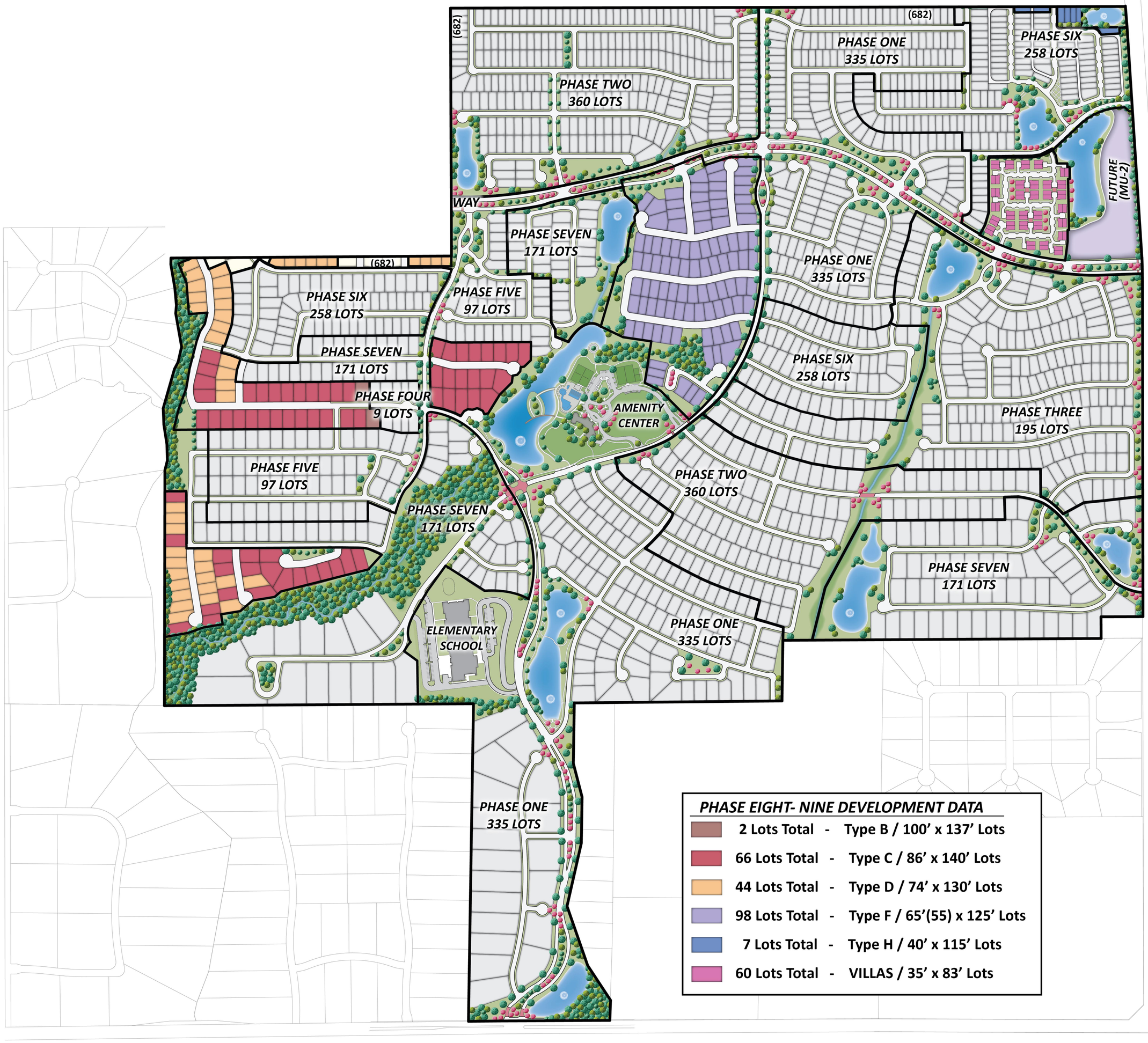
APPENDIX A
THE PID MAP AND LEGAL DESCRIPTIONS

MUSTANG LAKES
PHASE 8 - 9 (682)

MUSTANG LAKES



Celina, Texas
11-22-2022
05052

Existing Lots
Future Lots
Mixed Use

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals.

Image is shown at a scale of **1” = 400’** when printed at 24x36.

N

Cambridge

PAPE-DAWSON ENGINEERS

PHASES #8-9 LEGAL DESCRIPTIONS

WHEREAS, CELINA 683 PARTNERS, L.P., a Texas Limited Partnership, CELINA 557 PARTNERS, L.P., a Texas Limited Partnership, and CITY OF CELINA are the owners of the land shown on this plat within the areas described by metes and bounds as follows:

21.335 Acres Tract (tracts 1-3_phase 8)

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being a portion of the remainder tract of land described in Deed to CELINA 682 PARTNERS L.P., recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the most westerly northwest corner of said CELINA 682 PARTNERS L.P. tract, on the south line of a tract of land described in Deed to CELINA 557 PARTNERS, L.P., recorded in Document Number 20190205000119410, Official Public Records, Collin County, Texas;

THENCE N 89° 38' 46" E, along the common north line of said CELINA 682 PARTNERS L.P. tract and the south line of said CELINA 557 PARTNERS, L.P. tract, a distance of 1,947.39 feet to an interior ell corner of said CELINA 682 PARTNERS L.P. tract;

THENCE N 00° 14' 27" W, along a west line of said CELINA 682 PARTNERS L.P. tract, a distance of 304.59 feet to the southwest corner of Ownsby Parkway, an 60’ existing right-of-way line according to the document of record file in Document Number 20210811010002910, Official Public Records, Collin County, Texas;

THENCE N 89° 45' 33" E, leaving said west line and with the south right-of-way line of said Ownsby Parkway, a distance of 70.45 feet;

THENCE S 45° 14' 27" E, a distance of 35.36 feet;

THENCE S 00° 14' 27" E, a distance of 20.78 feet to the beginning of a curve to the right having a central angle of 32° 12' 16", a radius of 114.50 feet and a chord bearing and distance of S 15° 51' 41" W, 63.51 feet;

Along said curve to the right, an arc distance of 64.36 feet;

THENCE S 31° 57' 49" W, a distance of 49.82 feet to the beginning of a curve to the left having a central angle of 32° 30' 07", a radius of 110.50 feet and a chord bearing and distance of S 15° 42' 45" W, 61.85 feet;

Along said curve to the left, an arc distance of 62.68 feet to the beginning of a reverse curve to the right having a central angle of 17° 08' 54", a radius of 575.00 feet and a chord bearing and distance of S 08° 02' 09" W, a distance of 171.45 feet;

Along said curve to the right, an arc distance of 172.09 feet;

THENCE S 63° 36' 11" W, a distance of 13.77 feet;

THENCE N 69° 54' 06" W, a distance of 4.38 feet to the beginning of a curve to the left having a central angle of 20° 27' 08", a radius of 175.00 feet and a chord bearing and distance of N 80° 07' 40" W, 62.14 feet;

Along said curve to the left, an arc distance of 62.47 feet;

THENCE S 89° 38' 46" W, a distance of 1,112.68 feet to the beginning of a curve to the right having a central angle of 41° 25' 14", a radius of 225.00 feet and a chord bearing and distance of N 69° 38' 37" W, 159.14 feet;

Along said curve to the right, an arc distance of 162.66 feet;

THENCE S 41° 04' 00" W, a distance of 50.00 feet to the beginning of a curve to the left having a central angle of 05° 36' 47", a radius of 175.00 feet and a chord bearing and distance of S 27° 32' 14" W, 17.14 feet;

Along said curve to the left, an arc distance of 17.14 feet;

THENCE S 74° 29' 32" W, a distance of 166.14 feet;

THENCE S 05° 55' 25" E, a distance of 142.80 feet;

THENCE S 00° 21' 14" E, a distance of 147.03 feet;

THENCE S 07° 18' 54" W, a distance of 69.08 feet;

THENCE S 18° 09' 01" W, a distance of 157.29 feet;

THENCE N 76° 17' 34" W, a distance of 12.50 feet;

THENCE S 13° 33' 49" W, a distance of 50.00 feet;

THENCE S 76° 17' 34" E, a distance of 32.26 feet to the beginning of a curve to the right through 08° 54' 51", a radius of 475.00 feet and a chord bearing and distance of S 71° 50' 09" E, 73.83 feet;

Along said curve to the right, an arc distance of 73.90 feet to the beginning of a reverse curve to the left having a central angle of 02° 31' 22", a radius of 525.00 feet and a chord bearing and distance of S 68° 38' 24" E, 23.11 feet;

Along said curve to the left, an arc distance of 23.12 feet;

THENCE S 26° 08' 55" E, a distance of 14.31 feet;

THENCE S 18° 09' 01" W, a distance of 60.51 feet to the beginning of a curve to the left having a central angle of 18° 30' 15", a radius of 275.00 feet and a chord bearing and distance of S 08° 53' 53" W, 88.43 feet;

Along said curve to the left, an arc distance of 88.81 feet;

THENCE S 00° 21' 14" E, a distance of 10.55 feet;

THENCE N 89° 38' 46" E, a distance of 930.00 feet;

THENCE S 00° 21' 14" E, a distance of 188.00 feet;

THENCE N 89° 38' 46" E, a distance of 73.02 feet;

THENCE S 00° 21' 14" E, a distance of 137.00 feet;

THENCE S 89° 38' 46" W, a distance of 1,497.22 feet to a point on the west line of the above mentioned CELINA 682 PARTNERS L.P. tract;

THENCE along the west line of said CELINA 682 PARTNERS L.P. tract, the following courses and distances:

N 08° 43' 39" W, a distance of 33.77 feet;

N 02° 14' 13" W, a distance of 113.37 feet;

N 15° 56' 43" E, a distance of 284.21 feet;

N 27° 49' 29" E, a distance of 53.72 feet;

N 13° 03' 17" E, a distance of 109.39 feet;

N 10° 02' 27" W, a distance of 235.76 feet;

N 04° 58' 53" E, a distance of 56.26 feet;

N 05° 12' 56" W, a distance of 121.33 feet;

N 09° 39' 44" W, a distance of 165.65 feet;

N 01° 30' 36" E, a distance of 45.98 feet to the POINT OF BEGINNING and containing 21.335 acres or 929,364 square feet of land more or less.

TRACT 4
BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN A DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE NORTHWEST LINE OF LOT 8X, BLOCK V, AMENDED PLAT MUSTANG LAKES PHASE ONE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20170201010000510, (O.P.R.C.C.T.), FOR THE SOUTH CORNER OF LOT 4X, BLOCK PP, MUSTANG LAKES PHASE FIVE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN 20210811010002910, (O.P.R.C.C.T.);
THENCE ALONG THE NORTHWEST LINE OF SAID LOT 8X, BLOCK V, THE FOLLOWING COURSES AND DISTANCES:
S 47°01'22" W, A DISTANCE OF 321.33 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”, FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 014°41'45", A CHORD BEARING AND DISTANCE OF S 39°40'30" W - 38.37 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 38.47 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”;

S 32°19'37" W, A DISTANCE OF 124.24 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”;

S 41°31'40" W, A DISTANCE OF 112.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”, ON THE NORTH RIGHT-OF-WAY LINE OF WATERVIEW TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY, OF SAID AMENDED PLAT MUSTANG LAKES PHASE ONE ADDITION, FOR THE MOST WESTERLY CORNER OF SAID LOT 8X, BLOCK V, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 34°21'00", A CHORD BEARING AND DISTANCE OF N 65°38'50" W - 339.59 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND THE NORTH RIGHT-OF-WAY LINE OF WATERVIEW TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY, AN ARC LENGTH OF 344.73 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”, AT THE INTERSECTION OF SAID WATERVIEW TRAIL AND CHURCHILL DRIVE, A 50' RIGHT-OF-WAY FOR THE SOUTHEAST CORNER CLIP;

THENCE N 42°12'39" W, ALONG SAID CORNER CLIP, A DISTANCE OF 37.24 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”;

THENCE N 00°21'14" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CHURCHILL DRIVE, A DISTANCE OF 250.91 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 12°12'44", A CHORD BEARING AND DISTANCE OF N 05°45'08" E - 207.42 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 207.81 FEET TO A FOUND 1/2-INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF SAID CHURCHILL DRIVE, FOR THE SOUTHWEST CORNER OF LOT 1X, BLOCK PP OF SAID MUSTANG LAKES PHASE FIVE ADDITION (TRACT ONE);

THENCE ALONG THE SOUTH LINE OF MUSTANG LAKES PHASE FIVE ADDITION (TRACT ONE), THE FOLLOWING COURSES AND DISTANCES:

S 74°20'28" E, A DISTANCE OF 140.73 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF LOT 17, BLOCK PP, OF SAID ADDITION;

N 89°38'46" E, A DISTANCE OF 554.97 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF LOT 25, BLOCK PP, OF SAID ADDITION;

S 00°21'14" E, A DISTANCE OF 126.57 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE WEST CORNER OF SAID LOT 4X OF SAID ADDITION;

S 42°58'38" E, A DISTANCE OF 35.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.016 ACRES OR 305,617 SQUARE FEET OF LAND MORE OR LESS.

TRACT 5

BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8-INCH IRON ROD ON THE NORTH LINE OF LOT 12, BLOCK C, TWELVE OAKS PHASE II, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN CABINET P, SLIDE 486, MAP RECORDS, COLLIN COUNTY, TEXAS, (M.R.C.C.T.), FOR THE SOUTHEAST CORNER OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO DONALD N. TEST, JR., RECORDED IN VOLUME 704, PAGE 731, DEED RECORDS, COLLIN COUNTY, TEXAS, (D.R.C.C.T.);

THENCE N 00°07'29" E, ALONG THE EAST LINE OF SAID DONALD N. TEST, JR. TRACT, A DISTANCE OF 1,499.81 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664” ON, FOR THE SOUTHWEST CORNER OF LOT 1X, BLOCK KK, MUSTANG LAKES PHASE SEVEN (TRACT 3), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN BOOK 2023, PAGE 405-412, PLAT RECORDS, COLLIN COUNTY, TEXAS, (P.R.C.C.T.);

THENCE N 89°38'46" E, ALONG THE SOUTH LINE OF LOT 1X, BLOCK KK, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 3), A DISTANCE OF 150.80 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664” ON THE WEST RIGHT-OF-WAY LINE OF SNOWY RIVER COURT, A 50' RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF LOT 1X, BLOCK KK, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SNOWY RIVER COURT AND THE WEST LINE OF TRACT 3, THE FOLLOWING COURSES AND DISTANCES:

S 05°25'24" W, A DISTANCE OF 17.31 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 005°46'38", A CHORD BEARING AND DISTANCE OF S 02°32'05" W - 52.92 FEET;

ALONG SAID CURVE TO LEFT, AN ARC LENGTH OF 52.94 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 00°21'14" E, A DISTANCE OF 342.19 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664” FOR THE SOUTHWEST CORNER OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 3);

THENCE N 89°38'46" E, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF SIR BARTON STREET, A 50' RIGHT-OF-WAY, A DISTANCE OF 1,180.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLLATIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 29°08'22", A CHORD BEARING AND DISTANCE OF S 75°47'03" E - 163.51 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 165.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664” FOR THE MOST SOUTHERLY NORTHWEST CORNER OF LOT 6X, BLOCK BBB OF SAID TRACT 3;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID BLOCK 6X, BLOCK BBB, THE FOLLOWING COURSES AND DISTANCES:

S 08°09'02" W, A DISTANCE OF 93.58 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 51°49'39" E, A DISTANCE OF 78.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 35°18'52" E, A DISTANCE OF 86.07 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 29°19'18" E, A DISTANCE OF 94.79 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 15°27'53" E, A DISTANCE OF 128.71 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 17°18'06" E, A DISTANCE OF 137.69 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 49°37'54" E, A DISTANCE OF 74.77 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 79°16'44" E, A DISTANCE OF 60.83 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 84°10'07" E, A DISTANCE OF 49.26 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 45°15'23" E, A DISTANCE OF 79.35 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 87°08'38" E, A DISTANCE OF 63.90 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 40°52'36" E, A DISTANCE OF 29.91 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 47°43'14" E, A DISTANCE OF 48.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 51°31'22" E, A DISTANCE OF 110.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 36°18'46" E, A DISTANCE OF 39.23 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 21°52'53" E, A DISTANCE OF 34.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664” FOR THE BEGINNING OF A NON-TANGENT CURVE TO

THE LEFT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 041°34'35", A CHORD BEARING AND DISTANCE OF N 57°59'45" E - 53.24 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 54.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 29°45'34" E, A DISTANCE OF 18.99 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 480.50 FEET, A CENTRAL ANGLE OF 08°29'16", A CHORD BEARING AND DISTANCE OF S 25°30'56" E - 71.12 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 71.18 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 569.50 FEET, A CENTRAL ANGLE OF 08°29'16", A CHORD BEARING AND DISTANCE OF S 25°30'56" E - 84.29 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 84.36 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

THENCE S 29°45'34" E, A DISTANCE OF 56.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 66.00 FEET, A CENTRAL ANGLE OF 61°54'31", A CHORD BEARING AND DISTANCE OF S 02°13'47" E - 67.89 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 71.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 04°36'58", A CHORD BEARING AND DISTANCE OF S 50°46'08" W - 66.45 FEET, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF ROSELAND PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN DOCUMENT NUMBER 20170201010000510;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROSELAND PARKWAY AND ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 66.47 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”, ON THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED AS STREET RIGHT-OF-WAY, IN DEED TO CITY OF CELINA, TEXAS, RECORDED IN DOCUMENT NUMBER 20191108001424070, (O.P.R.C.C.T.);

THENCE N 41°32'22" W, ALONG THE NORTHEAST LINE OF SAID STREET RIGHT-OF-WAY DEED, A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF SAID STREET RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 09°01'34", A CHORD BEARING AND DISTANCE OF S 43°56'51" W - 130.62 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANES:

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 130.76 FEET;

S 39°26'04" W, A DISTANCE OF 589.16 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 03°19'50", A CHORD BEARING AND DISTANCE OF S 37°46'09" W - 51.15 FEET,

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 51.15 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE EASTERLY MOST NORTHEAST CORNER OF LOT 4X, BLOCK BBB, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 2);

THENCE ALONG THE NORTH AND WEST LINES OF BLOCK BBB, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 2), THE FOLLOWING COURSES AND DISTANCES:

S 56°45'57" W, A DISTANCE OF 233.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 33°14'03" W, A DISTANCE OF 166.21 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 52°32'30" W, A DISTANCE OF 78.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 74°58'41" W, A DISTANCE OF 46.17 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 87°04'52" W, A DISTANCE OF 27.46 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 45°01'25" W, A DISTANCE OF 77.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 30°44'24" W, A DISTANCE OF 55.07 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 67°54'59" W, A DISTANCE OF 90.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 25°46'11" W, A DISTANCE OF 34.91 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 46°55'31" W, A DISTANCE OF 31.33 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 73°11'26" W, A DISTANCE OF 104.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 46°42'11" W, A DISTANCE OF 34.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 76°42'55" W, A DISTANCE OF 25.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 44°17'06" W, A DISTANCE OF 32.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 71°21'38" W, A DISTANCE OF 99.56 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 08°52'43" W, A DISTANCE OF 42.44 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 52°57'32" W, A DISTANCE OF 48.48 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 88°53'46" W, A DISTANCE OF 234.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 52°19'22" W, A DISTANCE OF 165.47 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 58°44'42" W, A DISTANCE OF 97.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 89°51'38" W, A DISTANCE OF 64.97 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 63°52'16" W, A DISTANCE OF 37.79 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 78°16'49" W, A DISTANCE OF 46.12 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 18°37'28" W, A DISTANCE OF 102.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 27°43'03" W, A DISTANCE OF 57.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 03°57'30" W, A DISTANCE OF 34.96 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 27°34'30" W, A DISTANCE OF 44.69 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 12°59'50" W, A DISTANCE OF 72.52 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 33°11'18" W, A DISTANCE OF 73.89 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 41°19'32" E, A DISTANCE OF 50.05 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 00°00'00" E, A DISTANCE OF 10.64 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, ON THE NORTH LINE OF LOT 12, BLOCK C, OF THE

ABOVE MENTIONED TWELVE OAKS PHASE II ADDITION, FOR THE SOUTHWEST CORNER OF LOT 7, BLOCK BBB, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 2);

THENCE S 89°37'23" W, ALONG THE NORTH LINE OF LOT 12, BLOCK C, OF SAID TWELVE OAKS PHASE II ADDITION, A DISTANCE OF 140.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 28.938 ACRES OR 1,260,532 SQUARE FEET OF LAND MORE OR LESS.

TRACT 6
BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN A DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA" ON THE MOST NORTHERLY LINE OF LOT 8X, BLOCK V, AMENDED PLAT MUSTANG LAKES PHASE ONE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20170201010000510, (O.P.R.C.C.T.), FOR THE SOUTHEAST CORNER OF LOT 4X, BLOCK RR, MUSTANG LAKES PHASE SEVEN (TRACT 5), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, BOOK 2023, PAGES 405-412, (O.P.R.C.C.T.);
THENCE ALONG THE EAST LINE OF SAID LOT 4X, BLOCK RR, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 5), THE FOLLOWING COURSES AND DISTANCES:

N 14°09'02" E, A DISTANCE OF 147.92 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664", FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.67 FEET, A CENTRAL ANGLE OF 84°09'03", A CHORD BEARING AND DISTANCE OF N 46°01'44" E - 121.52 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 133.17 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664", FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,774.57 FEET, A CENTRAL ANGLE OF 05°03'49", A CHORD BEARING AND DISTANCE OF N 06°57'30" E - 156.78 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 156.83 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664", FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 79.02 FEET, A CENTRAL ANGLE OF 51°11'51", A CHORD BEARING AND DISTANCE OF N 38°25'14" E - 68.29 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 70.61 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664";

N 18°28'21" W, A DISTANCE OF 26.88 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664", FOR THE BEGINNING OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 78°28'08", A CHORD BEARING AND DISTANCE OF N 20°45'43" E - 63.25 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 68.48 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5664";

N 11°19'00" W, A DISTANCE OF 50.90 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 91.51 FEET, A CENTRAL ANGLE OF 70°28'01", A CHORD BEARING AND DISTANCE OF N 46°03'46" W - 105.58 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 112.55 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 12°33'04" W, A DISTANCE OF 43.68 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 01°43'02", A CHORD BEARING AND DISTANCE OF S 78°21'11" W - 29.97 FEET, ON THE SOUTH LINE OF THE REMAINDER TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO CITY OF CELINA, TEXAS, RECORDED IN DOCUMENT NUMBER 20150209000143310, (O.P.R.C.C.T.), FOR THE NORTHEAST CORNER OF LOT 4X, BLOCK RR, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 5);

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTH LINE OF LOT 4X, BLOCK RR, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 5), ALSO ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 29.97 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

THENCE S 77°29'40" W, CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTH LINE OF LOT 4X, BLOCK RR, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 5), A DISTANCE OF 177.94 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OWNSBY PARKWAY, A 60' RIGHT-OF-WAY, MUSTANG LAKES PHASE FIVE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20210811010002910, (O.P.R.C.C.T.), FOR THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE N 12°30'20" W, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 60.00 FEET FOR THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTH LINE OF MUSTANG LAKES PHASE TWO A, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20171004010004700, (O.P.R.C.C.T.), AND BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID OWNSBY PARKWAY, A 60' RIGHT-OF-WAY, OF SAID MUSTANG LAKES PHASE TWO A ADDITION, THE FOLLOWING COURSES AND DISTANCES:

N 77°29'40" E, A DISTANCE OF 310.45 FEET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 07°03'51", A CHORD BEARING AND DISTANCE OF N 73°57'45" E - 123.21 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 123.29 FEET;

N 70°25'49" E, A DISTANCE OF 323.03 FEET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 06°47'13", A CHORD BEARING AND DISTANCE OF N 73°49'26" E - 142.06 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 142.15 FEET FOR THE NORTHEAST CORNER OF SAID PARCEL 1;

S 12°46'57" E, A DISTANCE OF 60.00 FEET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET, A CENTRAL ANGLE OF 12°35'06", A CHORD BEARING AND DISTANCE OF N 83°30'36" E - 249.90 FEET, FOR THE SOUTHEAST CORNER OF SAID PARCEL 1;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 250.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 89°48'09" E, A DISTANCE OF 14.26 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA” FOR A NORTHWEST CORNER CLIP;

S 45°11'51" E, ALONG SAID CORNER CLIP, A DISTANCE OF 21.21 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”, ON THE WEST RIGHT-OF-WAY LINE OF ROSELAND PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY, OF SAID AMENDED PLAT MUSTANG LAKES PHASE ONE ADDITION, FOR A SOUTHEAST CORNER CLIP, AND BEING THE SOUTHEAST CORNER OF SAID MUSTANG LAKES PHASE TWO A ADDITION;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROSELAND PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

S 00°11'51" E, A DISTANCE OF 83.04 FEET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 190.50 FEET, A CENTRAL ANGLE OF 22°44'56", A CHORD BEARING AND DISTANCE OF S 11°10'37" W - 75.14 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 75.64 FEET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 253.17 FEET, A CENTRAL ANGLE OF 45°29'52", A CHORD BEARING AND DISTANCE OF S 00°11'51" E - 195.80 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 201.04 FEET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 190.50 FEET, A CENTRAL ANGLE OF 22°44'56", A CHORD BEARING AND DISTANCE OF S 11°34'19" E - 75.14 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 75.64 FEET;

S 00°11'51" E, A DISTANCE OF 340.33 FEET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,355.00 FEET, A CENTRAL ANGLE OF 50°44'45", A CHORD BEARING AND DISTANCE OF S 25°10'32" W - 1,161.26 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 1,200.10 FEET FOR THE EASTERLY MOST SOUTHEAST CORNER OF LOT 8X, BLOCK V, OF SAID AMENDED PLAT MUSTANG LAKES PHASE ONE ADDITION;

THENCE ALONG THE EASTERLY LINE OF LOT 8X, BLOCK V, OF SAID AMENDED PLAT MUSTANG LAKES PHASE ONE ADDITION, THE FOLLOWING COURSES AND DISTANCES:

N 44°58'18" W, A DISTANCE OF 274.69 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 65°36'08" W, A DISTANCE OF 143.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 00°50'24" W, A DISTANCE OF 220.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 78°44'55" W, A DISTANCE OF 205.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 28°47'26", A CHORD BEARING AND DISTANCE OF N 25°41'36" W - 75.58 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 76.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”, FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 51°05'51", A CHORD BEARING AND DISTANCE OF N 14°32'24" W - 43.13 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 44.59 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 11°00'31" E, A DISTANCE OF 255.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA” FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF N 33°59'29" W - 45.25 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 50.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 33.148 ACRES OR 1,443,942 SQUARE FEET OF LAND MORE OR LESS.

TRACT 7
BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF POINT INDY LANE, A 51' RIGHT-OF-WAY, MUSTANG LAKES PHASE SIX (TRACT 1), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2022010000274, (O.P.R.C.C.T.), FOR THE NORTHWEST CORNER OF LOT 20, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);
THENCE N 00°17'18" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID POINT INDY LANE, A DISTANCE OF 41.57 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, (O.P.R.C.C.T.), FOR THE NORTHEAST CORNER OF SAID POINT INDY LANE;

THENCE S 89°56'24" E, ALONG THE SOUTH LINE OF SAID CELINA 557 PARTNERS, L.P. TRACT, A DISTANCE OF 150.82 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE N 89°42'42" E, CONTINUING ALONG THE SOUTH LINE OF SAID CELINA 557 PARTNERS, L.P. TRACT, A DISTANCE OF 97.18 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHWEST CORNER OF CASA BLANCA STREET, A 51' RIGHT-OF-WAY, OF SAID TRACT 1;

THENCE S 00°17'18" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CASA BLANCA STREET, A DISTANCE OF 40.00 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE NORTHEAST CORNER OF LOT 11, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);

THENCE S 89°42'42" W, ALONG THE NORTH LINE OF LOT 11, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1), A DISTANCE OF 115.00 FEET TO A FOUND 1/2-INCH IRON ROD ON THE EAST LINE OF ALLEY C OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF LOT 11, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);

THENCE S 87°37'20" W, ALONG THE NORTH LINE OF ALLEY C OF SAID TRACT 1, A DISTANCE OF 18.01 FEET TO A FOUND 1/2-INCH IRON ROD, ON THE WEST LINE OF SAID ALLEY C, FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED LOT 20, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);

THENCE S 89°42'42" W, ALONG THE NORTH LINE OF LOT 20, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1), A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.231 OF AN ACRE OR 10,071 SQUARE FEET OF LAND MORE OR LESS.

TRACT 8

BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF PHILLY STREET, A 51' RIGHT-OF-WAY, MUSTANG LAKES PHASE SIX (TRACT 1), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2022010000274, (O.P.R.C.C.T.), FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CITY OF CELINA, RECORDED IN DOCUMENT NUMBER 20201215002257280, (O.P.R.C.C.T.);

THENCE S 89°44'59" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PHILLY STREET, A DISTANCE OF 172.31 FEET TO A FOUND 1/2-INCH IRON ROD FOR A SOUTHEAST CORNER CLIP;

THENCE N 45°16'10" W, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE AND SAID CORNER CLIP, A DISTANCE OF 14.15 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHWEST CORNER CLIP AND BEING ON THE EAST RIGHT-OF-WAY LINE OF CASA BLANCA STREET;

THENCE N 00°17'18" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CASA BLANCA STREET, A DISTANCE OF 136.76 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, (O.P.R.C.C.T.), FOR THE NORTHWEST CORNER OF SAID CASA BLANCA STREET;

THENCE N 89°42'42" E, ALONG THE SOUTH LINE OF SAID CELINA 557 PARTNERS, L.P. TRACT, A DISTANCE OF 182.41 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”, FOR THE NORTHWEST CORNER OF SAID CITY OF CELINA TRACT;

THENCE S 00°15'01" E, ALONG THE WEST LINE OF SAID CITY OF CELINA TRACT, A DISTANCE OF 146.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.613 OF AN ACRE OR 26,724 SQUARE FEET OF LAND MORE OR LESS.

TRACT 9

BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CITY OF CELINA, RECORDED IN DOCUMENT NUMBER 20201215002257280, (O.P.R.C.C.T.), FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK YY, MUSTANG LAKES PHASE SIX (TRACT 1), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2022010000274, (O.P.R.C.C.T.);

THENCE S 03°50'02" E, ALONG THE WEST LINE OF LOT 1X, BLOCK YY, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1), A DISTANCE OF 40.69 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF ALLEY E OF SAID TRACT 1;

THENCE S 86°09'58" W, ALONG THE NORTH LINE OF SAID ALLEY E, A DISTANCE OF 128.26 FEET TO A FOUND 1/2-INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF TIARA DRIVE, A 51' RIGHT-OF-WAY OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF SAID ALLEY E;

THENCE N 33°30'00" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TIARA DRIVE, A DISTANCE OF 16.83 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 66°09'26", A CHORD BEARING AND DISTANCE OF N 57°10'18" W - 63.31 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE AND ALONG CURVE TO THE LEFT, AN ARC LENGTH OF 66.97 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF SAID CITY OF CELINA TRACT;

THENCE N 89°44'59" E, ALONG THE SOUTH LINE OF SAID CITY OF MCKINNEY TRACT, A DISTANCE OF 187.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.151 OF AN ACRE OR 6,557 SQUARE FEET OF LAND MORE OR LESS.

TRACT 10

BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN

DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF BELMONT WAY, A 50' RIGHT-OF-WAY, MUSTANG LAKES PHASE SIX (TRACT 1), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2022010000274, (O.P.R.C.C.T.), FOR THE NORTHEAST CORNER OF LOT 18X, BLOCK N, OF SAID MUSTANG LAKES PHASE SIX (TRACT ONE);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BELMONT WAY, THE FOLLOWING COURSES AND DISTANCES:

N 89°42'42" E, A DISTANCE OF 288.01 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 42°59'44", A CHORD BEARING AND DISTANCE OF N 68°12'50" E - 201.56 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 206.36 FEET TO A FOUND 1/2-INCH IRON ROD;

N 46°42'58" E, A DISTANCE OF 226.46 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 27°14'08", A CHORD BEARING AND DISTANCE OF N 60°20'02" E - 200.13 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 202.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 92.73 FEET, A CENTRAL ANGLE OF 93°48'04", A CHORD BEARING AND DISTANCE OF S 06°27'47" E - 135.41 FEET;

THENCE OVER AND ACROSS SAID CELINA 682 PARTNERS L.P. TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 151.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 316.39 FEET, A CENTRAL ANGLE OF 53°20'00", A CHORD BEARING AND DISTANCE OF S 14°23'34" W - 283.99 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 294.50 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,088.23 FEET, A CENTRAL ANGLE OF 14°54'56", A CHORD BEARING AND DISTANCE OF S 08°48'34" E - 282.50 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 283.30 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 77.68 FEET, A CENTRAL ANGLE OF 81°53'59", A CHORD BEARING AND DISTANCE OF S 41°44'50" W - 101.83 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 111.04 FEET;

S 85°04'42" W, A DISTANCE OF 181.44 FEET;

S 00°17'18" E, A DISTANCE OF 127.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 52°50'53", A CHORD BEARING AND DISTANCE OF S 30°19'50" W - 40.05 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 41.51 FEET;

S 03°54'23" W, A DISTANCE OF 93.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 24°29'20", A CHORD BEARING AND DISTANCE OF N 73°27'04" W - 610.80 FEET, ON THE NORTH RIGHT-OF-WAY LINE OF OWNSBY PARKWAY, A 60' RIGHT-OF-WAY, AMENDED PLAT MUSTANG LAKES PHASE ONE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20170201010000510, (O.P.R.C.C.T.);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID OWNSBY PARKWA, AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 615.47 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF LOT 17X, BLOCK N, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);

THENCE ALONG THE EAST LINE OF BLOCK N, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1), THE FOLLOWING COURSES AND DISTANCES:

N 28°47'36" E, A DISTANCE OF 70.11 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE COMMON EAST CORNER OF LOT 19 AND LOT 20;

N 16°50'58" E, A DISTANCE OF 90.90 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE COMMON EAST CORNER OF LOT 18 AND LOT 19;

N 00°17'18" W, A DISTANCE OF 383.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.415 ACRES OR 540,795 SQUARE FEET OF LAND MORE OR LESS.

Tract 11

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being a portion of the remainder tract of land described in Deed to CELINA 682 PARTNERS L.P., recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of Lot 15, Block W of MUSTANG LAKES PHASE 6, an Addition to the City of Celina, Collin County, Texas according to the Plat thereof recorded in Book 2022, Pages 435-422, Official Public Records, Collin County, Texas, on the east line of Colt Lane, an existing 50’ right-of-way dedicated by said MUSTANG LAKES PHASE 6 Addition;

THENCE N 00° 17' 18" W, along said east right-of-way line, a distance of 19.90 feet to a point on the common north line of said CELINA 682 PARTNERS L.P. tract and the south line of a tract of land described in Deed to CELINA 557 PARTNERS, L.P., recorded in Document Number 20190205000119410, Official Public Records, Collin County, Texas

THENCE N 89° 51' 51" E, along said common line, a distance of 120.00 feet;

THENCE S 00° 17' 18" E, a distance of 19.58 feet to the northeast corner of said Lot 15;

THENCE S 89° 42' 42" W, along the north line of said Lot 15, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.054 acres or 2,369 square feet of land more or less.

APPENDIX B
ESTIMATED COSTS OF THE AUTHORIZED IMPROVEMENTS

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA, TX

Summary of Estimated Authorized Improvement Costs

Authorized Improvement[1]	Estimated Costs						
	Total Major Improvements to be funded	Major Improvements to be funded with Phases #2-9 Major Improvement Bonds	Major Improvements funded with Reimbursement Agreement	Offsite Utilities Improvements to be funded with Off-site Utilities Assessments	Phase #1 Improvements to be funded with Series 2015 Phase #1 Bonds	Phase #2 Improvements to be funded with Reimbursement Agreement	Estimated Future Phase Costs to be funded with Future Bonds (For information purposes only)
Road Improvements							
Excavation	$807,909	$385,088	$422,821	$0	$185,963	$107,325	$612,790
paving	$6,517,351	$4,402,238	$2,115,113	$0	$2,874,038	$2,344,013	$8,361,642
Retaining walls	$141,008	$86,940	$54,068	$0	$0	$0	$0
Right-of-way	$2,900,000	$2,900,000	$0	$0	$28,350	$11,250	
Subtotal - Road Improvements	**$10,366,268**	**$7,774,266**	**$2,592,002**	**$0**	**$3,088,351**	**$2,462,588**	**$8,974,432**
Water Improvements							
Water Improvements	$918,591	$576,722	$341,869	$0	$914,569	$796,359	$2,862,942
Offsites water improvements	$0	$0	$0	$1,755,092	$0	$1	
Subtotal - Water Improvements	**$918,591**	**$576,722**	**$341,869**	**$1,755,092**	**$914,569**	**$796,360**	**$2,862,942**
Sanitary Sewer Improvements							
Sanitary Sewer	$1,651,669	$1,057,613	$594,056	$0	$780,469	$800,483	$2,132,039
Subtotal - Sanitary Improvements	**$1,651,669**	**$1,057,613**	**$594,056**	**$0**	**$780,469**	**$800,483**	**$2,132,039**
Storm Drainage Improvements							
Storm Sewer	$1,592,235	$813,521	$778,714	$0	$930,713	$856,862	$2,766,005
Erosion Control	$176,713	$63,619	$113,094	$0	$211,669	$110,138	$740,264
Offsite sewer improvements	$0	$0	$0	$1,763,455	$0	$0	$0
Subtotal - Drainage Improvements	**$1,768,948**	**$877,140**	**$891,808**	**$1,763,455**	**$1,142,382**	**$967,000**	**$3,506,269**
Total Construction Costs	**$14,705,476**	**$10,285,741**	**$4,419,735**	**$3,518,547**	**$5,925,771**	**$5,026,431**	**$17,475,682**
Other Costs							
City, professional and other costs	$427,195	$274,004	$153,191	$211,453	$432,000	$273,569	$1,530,089
Subtotal Soft Costs	**$427,195**	**$274,004**	**$153,191**	**$211,453**	**$432,000**	**$273,569**	**$1,530,089**
Grand Total Construction + Other Costs	**$15,132,671**	**$10,559,745**	**$4,572,926**	**$3,730,000**	**$6,357,771**	**$5,300,000**	**$19,005,771**
Estimated Major Improvement Costs allocated to Phase 1	($2,839,556)	($1,981,474)	($858,083)	$0	$2,839,556	$0	
Total Estimated Improvement Costs to be funded	**$12,293,115**	**$8,578,271**	**$3,714,843**	**$0**	**$9,197,327**	**$5,300,000**	**$19,005,771**
Estimated Bond issuance related costs							
Deposits to Debt Service Reserve Fund	$1,647,300	$1,147,300	$500,000	$0	$796,900	$0	$0
Deposits to Capitaized Interest	$2,179,373	$1,857,873	$321,500	$0	$407,883	$0	$0
Other costs of issuance (underwriters, bond counsel etc)	$2,030,213	$1,566,556	$463,657	$0	$495,114	$0	$0
Total estimated Bond issuance related costs	**$5,856,886**	**$4,571,729**	**$1,285,157**	**$0**	**$1,699,897**	**$0**	**$0**
TOTAL ESTIMATED COSTS	**$18,150,001**	**$13,150,000**	**$5,000,000**	**$3,730,000**	**$10,897,224**	**$5,300,000**	**$19,005,771**
Less: Other funding sources	$0	$0	$0	$0	($1,897,224)	$0	
Total Bond Amount	**$18,150,001**	**$13,150,000**	**$5,000,000**	**$3,730,000**	**$9,000,000**	**$5,300,000**	

1 - Authorized improvement line item details are provided as part of the engineering estimates.

ESTIMATED COSTS OF OFFSITE UTILITY IMPROVEMENTS

Authorized Improvements	Entire Project	Lakes at Mustang Ranch Allocation	Parks at Wilson Creek Allocation	Hillwood Development Allocation	City of Celina Allocation
WATER IMPROVEMENTS					
Planning, Acquisition and Design	$800,000	$114,120	$96,703	$65,188	$523,989
Water line 12" -W1	$738,300	$105,318	$89,245	$60,160	$483,577
Water line 18" -W2	$1,965,100	$280,321	$237,539	$160,125	$1,287,114
Water line 12" -W3	$559,100	$79,756	$67,583	$45,558	$366,203
Water line 12" -W4	$126,000	$17,974	$15,231	$10,267	$82,528
Planning, Acquisition and Design	$750,000	$106,987	$90,659	$61,113	$491,240
Water line 12" -W5	$705,900	$100,697	$85,329	$57,520	$462,355
Water line 18" -W6	$182,100	$25,977	$22,012	$14,838	$119,273
Elevated Storage Tank 2.0 MGD	$5,358,500	$764,389	$647,731	$436,635	$3,509,745
Subtotal - Water Improvements	**$11,185,000**	**$1,595,538**	**$1,352,033**	**$911,405**	**$7,326,024**
SEWER IMPROVEMENTS					
Planning, Acquisition and Design	$800,000	$114,120	$96,703	$65,188	$523,989
Sewer line 21" -SW1	$1,007,100	$143,663	$121,737	$82,063	$659,637
Sewer line 24" -SW2	$1,631,600	$232,747	$197,226	$132,950	$1,068,676
Sewer line 21" -S2	$479,200	$68,358	$57,925	$39,047	$313,870
Sewer line 21" -S3	$2,214,500	$315,898	$267,687	$180,447	$1,450,468
Sewer line 12" -S4	$128,700	$18,359	$15,557	$10,487	$84,297
Sewer line 12" -S5	$239,300	$34,136	$28,926	$19,499	$156,738
Force Main 3 X 10" -FM1	$2,361,900	$336,924	$285,505	$192,458	$1,547,013
Lift Station 5.5 MGD -LS1	$2,376,000	$338,936	$287,209	$193,607	$1,556,248
Subtotal - Sewer Improvements	**$11,238,300**	**$1,603,141**	**$1,358,476**	**$915,748**	**$7,360,936**
Contingency (10%)	$2,242,330	$319,868	$271,051	$182,715	$1,468,696
Estimated financing costs	$1,019,370	$211,453	$173,440	$110,131	$524,345
Grand Total	**$25,685,000**	**$3,730,000**	**$3,155,000**	**$2,120,000**	**$16,680,000**

Source - City of Celina

THE LAKES AT MUSTANG RANCH

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***1799*** *Total Acres:* ***682***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

Overall Probable Cost Opinion Summary by Tract

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE ONE	172	334	$14,017,512	$41,969	$81,497
PHASE TWO	95	298	$8,078,927	$27,110	$85,041
PHASE THREE	72	158	$2,689,063	$17,019	$37,348
PHASE FOUR	75	261	$4,539,775	$17,394	$60,530
PHASE FIVE	88	229	$4,906,060	$21,424	$55,751
PHASE SIX	49	130	$2,356,240	$18,125	$48,087
PHASE SEVEN	43	79	$1,301,685	$16,477	$30,272
PHASE EIGHT	40	147	$2,073,282	$14,104	$51,832
PHASE NINE	48	163	$2,855,745	$17,520	$59,495
CATEGORY TOTALS	**682**	**1799**	**$42,818,289**	**$23,801**	**$62,783**

GENERAL NOTES:

- IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.
- ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.
- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2014, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT
- ASSUMES PROJECT SHALL BE DEVELOPED IN 8 DIFFERENT PHASES
- ASSUMES CITY WILL APPROVE ZONING CHANGE
- PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND PHASE 1 ENVIRONMENTAL ASSESSMENT
- PREPARED WITHOUT THE BENEFIT OF A CITY MEETING REGARDING THE CONCEPT PLAN

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- CCN BUY OUT (IF REQUIRED)
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- COSTS TO BRING 12" WATER TO WEST SIDE OF PROJECT AND TO BRING 24" SEWER TO SOUTHWEST CORNER OF PROJECT.
- ALL CITY, PROFESSIONAL AND CONSTRUCTION COSTS ASSOCIATED WITH LOT DEVELOPMENT
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ETC.
- EXPANSION OF FM2478 AND FM1461
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY
- 24" SANITARY SEWER LINE EXTENSION ALONG WEST PROPERTY LINE

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$211,669	$634	$1,231
EROSION CONTROL (MAJOR IMPROVEMENTS)	$63,619	$190	$370
EXCAVATION (DIRECT)	$185,963	$557	$1,081
EXCAVATION (MAJOR IMPROVEMENTS)	$385,088	$1,153	$2,239
RETAINING WALL (DIRECT)	$28,350	$85	$165
RETAINING WALL (MAJOR IMPROVEMENTS)	$86,940	$260	$505
WATER (DIRECT)	$914,569	$2,738	$5,317
WATER (MAJOR IMPROVEMENTS)	$576,722	$1,727	$3,353
SANITARY SEWER (DIRECT)	$780,469	$2,337	$4,538
SANITARY SEWER (MAJOR IMPROVEMENTS)	$1,057,613	$3,167	$6,149
STORM SEWER (DIRECT)	$930,713	$2,787	$5,411
STORM SEWER (MAJOR IMPROVEMENTS)	$813,521	$2,436	$4,730
PAVING (DIRECT)	$2,874,038	$8,605	$16,710
PAVING (MAJOR IMPROVEMENTS)	$4,402,238	$13,180	$25,594
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT	$432,000	$1,293	$2,512
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$274,004	$820	$1,593
GRAND TOTAL	**$14,017,512**	**$41,969**	**$81,497**

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	16200	$ 24,300.00
ROCK CHECK DAMS	$ 1,800.00	EA.	14	$ 25,200.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	40000	$ 50,000.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	2600	$ 3,900.00
DISK & SEED	$ 325.00	ACRE	150	$ 48,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 18,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,703.75
TOTAL				**$ 211,668.75**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	10000	$ 15,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	6	$ 10,800.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	15000	$ 18,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,655.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,413.75
TOTAL				**$ 63,618.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	40	$ 68,000.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	41500	$ 91,300.00
ENGINEERING, PLATTING & STAKING (10%)				$ 16,530.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,132.50
TOTAL				**$ 185,962.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	15	$ 25,500.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	39000	$ 85,800.00
POND EXCAVATION	$ 2.20	C.Y.	105000	$ 231,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 34,230.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,557.50
TOTAL				**$ 385,087.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 32.00	L.F.	300	$ 9,600.00
3' WALL	$ 40.00	L.F.	390	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,520.00
MISCELLANEOUS ITEMS (2.5%)				$ 630.00
TOTAL				**$ 28,350.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 32.00	L.F.	150	$ 4,800.00
3' WALL	$ 40.00	L.F.	840	$ 33,600.00
4' WALL	$ 48.00	L.F.	360	$ 17,280.00
6' WALL	$ 90.00	L.F.	240	$ 21,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,728.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,932.00
TOTAL				**$ 86,940.00**

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	15900	$ 333,900.00
6" GATE VALVE & BOX	$ 750.00	EA.	34	$ 25,500.00
8" GATE VALVE & BOX	$ 1,100.00	EA.	75	$ 82,500.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	34	$ 119,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	334	$ 200,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	3	$ 3,300.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	3	$ 3,300.00
MISCELLANEOUS FITTINGS	$ 2,500.00	TON	13.3	$ 33,125.00
TESTING & CHLORINATION	$ 0.75	L.F.	15900	$ 11,925.00
ENGINEERING, PLATTING & STAKING (10%)				$ 81,295.00
MISCELLANEOUS ITEMS (2.5%)				$ 20,323.75
TOTAL				**$ 914,568.75**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	10850	$ 358,050.00
6" GATE VALVE & BOX	$ 750.00	EA.	9	$ 6,750.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	36	$ 75,600.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	9	$ 31,500.00
12" X 12" TAPPING SLEEVE	$ 5,000.00	EA.	2	$ 10,000.00
MISCELLANEOUS FITTINGS	$ 2,500.00	TON	9.0	$ 22,604.17
TESTING & CHLORINATION	$ 0.75	L.F.	10850	$ 8,137.50
ENGINEERING, PLATTING & STAKING (10%)				$ 51,264.17
MISCELLANEOUS ITEMS (2.5%)				$ 12,816.04
TOTAL				**$ 576,721.88**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	15000	$ 330,000.00
4' DIAMETER MANHOLE	$ 2,800.00	EA.	48	$ 134,400.00
5' DIAMETER DROP MANHOLE	$ 7,000.00	EA.	5	$ 35,000.00
ADDITIONAL MANHOLE DEPTH	$ 1,000.00	EA.	5	$ 5,000.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
SINGLE CLEANOUT	$ 750.00	EA.	5	$ 3,750.00
4" SERVICE LINES	$ 400.00	EA.	334	$ 133,600.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	400	$ 14,000.00
TRENCH SAFETY	$ 1.50	L.F.	15000	$ 22,500.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	15000	$ 15,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 69,375.00
MISCELLANEOUS ITEMS (2.5%)				$ 17,343.75
TOTAL				**$ 780,468.75**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	10150	$ 223,300.00
15" P.V.C. PIPE (12+ DEPTH)	$ 60.00	L.F.	7200	$ 432,000.00
5' DIAMETER MANHOLE	$ 5,000.00	EA.	12	$ 60,000.00
5' DIAMETER DROP MANHOLE (12+ DEPTH)	$ 7,000.00	EA.	20	$ 140,000.00
ADDITIONAL MANHOLE DEPTH	$ 1,000.00	EA.	20	$ 20,000.00
SINGLE CLEANOUT	$ 750.00	EA.	17	$ 12,750.00
TRENCH SAFETY	$ 2.00	L.F.	17350	$ 34,700.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	17350	$ 17,350.00
ENGINEERING, PLATTING & STAKING (10%)				$ 94,010.00
MISCELLANEOUS ITEMS (2.5%)				$ 23,502.50
TOTAL				**$ 1,057,612.50**

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 35.00	L.F.	1150	$ 40,250.00
21" R.C.P.	$ 40.00	L.F.	780	$ 31,200.00
24" R.C.P.	$ 45.00	L.F.	1200	$ 54,000.00
27" R.C.P.	$ 55.00	L.F.	1100	$ 60,500.00
30" R.C.P.	$ 65.00	L.F.	310	$ 20,150.00
36" R.C.P.	$ 80.00	L.F.	1050	$ 84,000.00
42" R.C.P.	$ 105.00	L.F.	400	$ 42,000.00
48" R.C.P.	$ 130.00	L.F.	610	$ 79,300.00
CURB INLET	$ 4,500.00	EA.	70	$ 315,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	4	$ 16,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	5	$ 14,000.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	1	$ 4,000.00
DETENTION STRUCTURES	$ 10,000.00	L.S.	3	$ 30,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	450	$ 22,500.00
DROP INLET	$ 3,000.00	EA.	2	$ 6,000.00
TRENCH SAFETY	$ 1.00	L.F.	6600	$ 6,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 82,730.00
MISCELLANEOUS ITEMS (2.5%)				$ 20,682.50
TOTAL				**$ 930,712.50**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 35.00	L.F.	100	$ 3,500.00
21" R.C.P.	$ 40.00	L.F.	750	$ 30,000.00
24" R.C.P.	$ 45.00	L.F.	570	$ 25,650.00
27" R.C.P.	$ 55.00	L.F.	400	$ 22,000.00
30" R.C.P.	$ 65.00	L.F.	630	$ 40,950.00
36" R.C.P.	$ 80.00	L.F.	650	$ 52,000.00
42" R.C.P.	$ 105.00	L.F.	720	$ 75,600.00
48" R.C.P.	$ 130.00	L.F.	50	$ 6,500.00
4' X 4' R.C.B.	$ 180.00	L.F.	160	$ 28,800.00
9' X 5' R.C.B.	$ 295.00	L.F.	100	$ 29,500.00
3 - 5' X 3' R.C.B.	$ 460.00	L.F.	120	$ 55,200.00
CURB INLET	$ 4,500.00	EA.	13	$ 58,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	4	$ 16,000.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	6	$ 16,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	2	$ 10,000.00
9' X 5' HEADWALL	$ 20,000.00	EA.	1	$ 20,000.00
3 - 5' X 3' HEADWALL	$ 15,000.00	EA.	2	$ 30,000.00
GRADE TO DRAIN	$ 10.00	L.F.	800	$ 8,000.00
POND FOUNTAIN	$ 30,000.00	EA.	3	$ 90,000.00
RECONSTRUCT DAM	$ 100,000.00	EA.	1	$ 100,000.00
TRENCH SAFETY	$ 1.00	L.F.	4130	$ 4,130.00
ENGINEERING, PLATTING & STAKING (10%)				$ 72,313.00
MISCELLANEOUS ITEMS (2.5%)				$ 18,078.25
TOTAL				**$ 813,521.25**

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	69900	$ 209,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	1260	$ 195,300.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	65700	$ 1,971,000.00
SAWCUT & REMOVE EXISTING CURB	$ 10.00	L.F.	150	$ 1,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	6	$ 3,000.00
4' SIDEWALK	$ 4.00	S.F.	10000	$ 40,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	88	$ 96,800.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 15,000.00	L.S.	1	$ 15,000.00
STREET STOP SIGNS	$ 350.00	EA.	18	$ 6,300.00
STREET NAME BLADES	$ 350.00	EA.	46	$ 16,100.00
ENGINEERING, PLATTING & STAKING (10%)				$ 255,470.00
MISCELLANEOUS ITEMS (2.5%)				$ 63,867.50
TOTAL				**$ 2,874,037.50**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	24100	$ 72,300.00
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28100	$ 84,300.00
HYDRATED LIME	$ 155.00	TON	940	$ 145,700.00
8" REINF. CONCRETE STREET PAVEMENT (37 B-B)	$ 39.00	S.Y.	26600	$ 1,037,400.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	22300	$ 869,700.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	1750	$ 73,500.00
TXDOT DECELERATION LANE	$ 85,000.00	EA.	2	$ 170,000.00
TXDOT LEFT TURN LANE	$ 85,000.00	EA.	2	$ 170,000.00
SAWCUT & REMOVE EXISTING CURB	$ 10.00	L.F.	150	$ 1,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	11000	$ 44,000.00
8' TRAIL	$ 4.00	S.F.	115000	$ 460,000.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	750	$ 3,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STREET STOP SIGNS	$ 350.00	EA.	12	$ 4,200.00
STREET NAME BLADES	$ 350.00	EA.	20	$ 7,000.00
LANDSCAPE MEDIAN (50')	$ 3.00	S.F.	252500	$ 757,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 391,310.00
MISCELLANEOUS ITEMS (2.5%)				$ 97,827.50
TOTAL				**$ 4,402,237.50**

NOTE:

1) ASSUMES FM1461 AND FM2478 SHALL BE LEFT AS TWO-LANE ASPHALT ROADS; ESTIMATE INCLUDES INSTALLATION OF TURN LANES ONLY.

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 9,000.00	L.S.	1	$ 9,000.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 219,991.50	L.S.	1	$ 219,991.50
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
CONSTRUCTION MANAGEMENT	$ 162,500.00	L.S.	1	$ 162,500.00
MATERIAL TESTING	$ 7,500.00	L.S.	1	$ 7,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 432,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 274,003.73	L.S.	1	$ 274,003.73
TOTAL				**$ 274,003.73**

MUSTANG LAKES

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***1437*** *Total Acres:* ***513***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE TWO	104	360	$8,596,424	$23,879	$82,658
PHASE THREE	63	154	$2,908,752	$18,888	$46,171
PHASE FOUR	64	171	$3,617,637	$21,156	$56,526
PHASE FIVE	99	222	$5,012,496	$22,579	$50,631
PHASE SIX	36	128	$2,257,911	$17,640	$62,720
PHASE SEVEN	40	79	$1,314,880	$16,644	$32,872
PHASE EIGHT	57	135	$2,856,895	$21,162	$50,121
PHASE NINE	50	188	$2,723,540	$14,487	$54,471
CATEGORY TOTALS	**513**	**1437**	**$29,288,536**	**$20,382**	**$57,093**

GENERAL NOTES:

- IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.
- ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.
- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2016, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT
- ASSUMES PROJECT SHALL BE DEVELOPED IN 7 DIFFERENT PHASES
- PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND PHASE 1 ENVIRONMENTAL ASSESSMENT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- CCN BUY OUT (IF REQUIRED)
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- COSTS TO BRING 12" WATER TO WEST SIDE OF PROJECT AND TO BRING 24" SEWER TO SOUTHWEST CORNER OF PROJECT.
- ALL CITY, PROFESSIONAL AND CONSTRUCTION COSTS ASSOCIATED WITH LOT DEVELOPMENT
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ETC.
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY
- 24" SANITARY SEWER LINE EXTENSION ALONG WEST PROPERTY LINE

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$110,138	$306	$1,059
EROSION CONTROL (MAJOR IMPROVEMENTS)	$22,478	$62	$216
EXCAVATION (DIRECT)	$107,325	$298	$1,032
EXCAVATION (MAJOR IMPROVEMENTS)	$95,288	$265	$916
RETAINING WALL (DIRECT)	$11,250	$31	$108
RETAINING WALL (MAJOR IMPROVEMENTS)	$54,000	$150	$519
WATER (DIRECT)	$796,359	$2,212	$7,657
WATER (MAJOR IMPROVEMENTS)	$363,805	$1,011	$3,498
SANITARY SEWER (DIRECT)	$800,483	$2,224	$7,697
SANITARY SEWER (MAJOR IMPROVEMENTS)	$321,458	$893	$3,091
STORM SEWER (DIRECT)	$856,862	$2,380	$8,239
STORM SEWER (MAJOR IMPROVEMENTS)	$393,626	$1,093	$3,785
PAVING (DIRECT)	$2,344,013	$6,511	$22,539
PAVING (MAJOR IMPROVEMENTS)	$1,930,843	$5,363	$18,566
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$268,109	$745	$2,578
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$120,389	$334	$1,158
GRAND TOTAL	**$8,596,424**	**$23,879**	**$82,658**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5000	$ 7,500.00
ROCK CHECK DAMS	$ 1,800.00	EA.	8	$ 14,400.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	40000	$ 50,000.00
DISK & SEED	$ 325.00	ACRE	80	$ 26,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,790.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,447.50
TOTAL				**$ 110,137.50**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5460	$ 8,190.00
ROCK CHECK DAMS	$ 1,800.00	EA.	2	$ 3,600.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	5460	$ 8,190.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,998.00
MISCELLANEOUS ITEMS (2.5%)				$ 499.50
TOTAL				**$ 22,477.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	10	$ 17,000.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	32000	$ 70,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,540.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,385.00
TOTAL				**$ 107,325.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	11	$ 18,700.00
POND EXCAVATION	$ 2.20	C.Y.	30000	$ 66,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,470.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,117.50
TOTAL				**$ 95,287.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	250	$ 10,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 250.00
TOTAL				**$ 11,250.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	800	$ 48,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,200.00
TOTAL				**$ 54,000.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	13700	$ 287,700.00
6" GATE VALVE & BOX	$ 800.00	EA.	22	$ 17,600.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	41	$ 47,150.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	22	$ 77,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	360	$ 216,000.00
1" IRRIGATION SERVICE	$ 650.00	EA.	6	$ 3,900.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.1	$ 45,750.00
TESTING & CHLORINATION	$ 0.75	L.F.	13700	$ 10,275.00
ENGINEERING, PLATTING & STAKING (10%)				$ 70,787.50
MISCELLANEOUS ITEMS (2.5%)				$ 17,696.88
TOTAL				**$ 796,359.38**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	2190	$ 72,270.00
8" P.V.C. WATERLINE	$ 21.00	L.F.	3800	$ 79,800.00
6" GATE VALVE & BOX	$ 800.00	EA.	18	$ 14,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	23	$ 26,450.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	10	$ 21,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	18	$ 63,000.00
12" X 8" TAPPING SLEEVE AND VALVE	$ 6,500.00	EA.	2	$ 13,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.8	$ 36,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	5990	$ 4,492.50
ENGINEERING, PLATTING & STAKING (10%)				$ 25,914.25
MISCELLANEOUS ITEMS (2.5%)				$ 6,478.56
TOTAL				**$ 363,805.31**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 22.00	L.F.	12400	$ 272,800.00
8" P.V.C. PIPE (SDR-26)	$ 30.00	L.F.	1870	$ 56,100.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	42	$ 126,000.00
4' DIAMETER DROP MANHOLE	$ 5,000.00	EA.	1	$ 5,000.00
CLEAN OUT	$ 500.00	EA.	1	$ 500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	360	$ 216,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	160	$ 5,600.00
TRENCH SAFETY	$ 1.00	L.F.	14270	$ 14,270.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	14270	$ 14,270.00
ENGINEERING, PLATTING & STAKING (10%)				$ 71,154.00
MISCELLANEOUS ITEMS (2.5%)				$ 17,788.50
TOTAL				**$ 800,482.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. PIPE (SDR-26)	$ 48.00	L.F.	320	$ 15,360.00
10" P.V.C. PIPE (SDR-35)	$ 28.00	L.F.	730	$ 20,440.00
10" P.V.C. PIPE (SDR-26)	$ 32.00	L.F.	2950	$ 94,400.00
8" P.V.C. PIPE (SDR-35)	$ 22.00	L.F.	350	$ 7,700.00
8" P.V.C. PIPE (SDR-26)	$ 30.00	L.F.	1770	$ 53,100.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	23	$ 69,000.00
4' DIAMETER DROP MANHOLE	$ 5,000.00	EA.	2	$ 10,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	100	$ 3,500.00
TRENCH SAFETY	$ 1.00	L.F.	6120	$ 6,120.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6120	$ 6,120.00
ENGINEERING, PLATTING & STAKING (10%)				$ 28,574.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,143.50
TOTAL				**$ 321,457.50**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 45.00	L.F.	1260	$ 56,700.00
21" R.C.P.	$ 50.00	L.F.	850	$ 42,500.00
24" R.C.P.	$ 55.00	L.F.	1020	$ 56,100.00
24" R.C.P. (RUBBER GASKET)	$ 60.00	L.F.	110	$ 6,600.00
27" R.C.P.	$ 60.00	L.F.	90	$ 5,400.00
30" R.C.P.	$ 70.00	L.F.	250	$ 17,500.00
33" R.C.P.	$ 75.00	L.F.	120	$ 9,000.00
33" R.C.P. (RUBBER GASKET)	$ 80.00	L.F.	80	$ 6,400.00
36" R.C.P.	$ 55.00	L.F.	50	$ 2,750.00
42" R.C.P. (RUBBER GASKET)	$ 120.00	L.F.	40	$ 4,800.00
48" R.C.P.	$ 135.00	L.F.	1200	$ 162,000.00
48" R.C.P. (RUBBER GASKET)	$ 140.00	L.F.	660	$ 92,400.00
54" R.C.P.	$ 165.00	L.F.	50	$ 8,250.00
54" R.C.P. (RUBBER GASKET)	$ 170.00	L.F.	150	$ 25,500.00
60" R.C.P. (RUBBER GASKET)	$ 200.00	L.F.	100	$ 20,000.00
4'x3' R.C.B.	$ 230.00	L.F.	40	$ 9,200.00
DROP INLET	$ 3,000.00	EA.	1	$ 3,000.00
8' CURB INLET	$ 2,800.00	EA.	10	$ 28,000.00
10' CURB INLET	$ 3,000.00	EA.	26	$ 78,000.00
12' CURB INLET	$ 3,200.00	EA.	6	$ 19,200.00
15' CURB INLET	$ 3,500.00	EA.	2	$ 7,000.00
4'X4' STORM MANHOLE	$ 3,600.00	EA.	4	$ 14,400.00
5'X5' STORM MANHOLE	$ 4,800.00	EA.	4	$ 19,200.00
REMOVE HEADWALL AND CONNECT TO EXISTING	$ 800.00	EA.	4	$ 3,200.00
REMOVE DROP INLET AND CONNECT TO EXISTING	$ 750.00	EA.	1	$ 750.00
REMOVE PLUG AND CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
REMOVE 48" RCP	$ 45.00	L.F.	75	$ 3,375.00
CONSTRUCT RCP HEADWALL	$ 2,200.00	EA.	6	$ 13,200.00
CONSTRUCT RCB HEADWALL	$ 9,500.00	EA.	3	$ 28,500.00
CONCRETE FLUME	$ 12.00	L.F.	560	$ 6,720.00
GRADE-TO-DRAIN	$ 20.00	L.F.	272	$ 5,440.00
TRENCH SAFETY	$ 1.00	L.F.	6070	$ 6,070.00
ENGINEERING, PLATTING & STAKING (10%)				$ 76,165.50
MISCELLANEOUS ITEMS (2.5%)				$ 19,041.38
TOTAL				**$ 856,861.88**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 45.00	L.F.	980	$ 44,100.00
18" R.C.P. (RUBBER GASKET)	$ 50.00	L.F.	190	$ 9,500.00
21" R.C.P.	$ 50.00	L.F.	580	$ 29,000.00
21" R.C.P. (RUBBER GASKET)	$ 55.00	L.F.	60	$ 3,300.00
27" R.C.P.	$ 60.00	L.F.	230	$ 13,800.00
30" R.C.P. (RUBBER GASKET)	$ 75.00	L.F.	70	$ 5,250.00
33" R.C.P.	$ 75.00	L.F.	200	$ 15,000.00
33" R.C.P. (RUBBER GASKET)	$ 80.00	L.F.	140	$ 11,200.00
36" R.C.P.	$ 55.00	L.F.	60	$ 3,300.00
36" R.C.P. (RUBBER GASKET)	$ 90.00	L.F.	190	$ 17,100.00
42" R.C.P.	$ 115.00	L.F.	160	$ 18,400.00
42" R.C.P. (RUBBER GASKET)	$ 120.00	L.F.	60	$ 7,200.00
54" R.C.P.	$ 165.00	L.F.	210	$ 34,650.00
54" R.C.P. (RUBBER GASKET)	$ 170.00	L.F.	140	$ 23,800.00
6'x5' R.C.B.	$ 340.00	L.F.	100	$ 34,000.00
DROP INLET	$ 3,000.00	EA.	1	$ 3,000.00
10' CURB INLET	$ 3,000.00	EA.	10	$ 30,000.00
12' CURB INLET	$ 3,200.00	EA.	2	$ 6,400.00
10' RECESSED CURB INLET	$ 3,200.00	EA.	2	$ 6,400.00
4'X4' STORM MANHOLE	$ 3,600.00	EA.	2	$ 7,200.00
6'X6' STORM MANHOLE	$ 5,500.00	EA.	1	$ 5,500.00
CONSTRUCT RCP HEADWALL	$ 2,200.00	EA.	4	$ 8,800.00
CONSTRUCT RCB HEADWALL	$ 9,500.00	EA.	1	$ 9,500.00
CONCRETE FLUME	$ 12.00	L.F.	10	$ 120.00
TRENCH SAFETY	$ 1.00	L.F.	3370	$ 3,370.00
ENGINEERING, PLATTING & STAKING (10%)				$ 34,989.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,747.25
TOTAL				**$ 393,626.25**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	51700	$ 155,100.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	931	$ 144,305.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	48500	$ 1,455,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	43	$ 47,300.00
SAWCUT EXISTING CURB & GUTTER	$ 12.00	L.F.	126	$ 1,512.00
INSTALL STREET HEADER AND BARRICADE	$ 1,500.00	EA.	2	$ 3,000.00
4' SIDEWALK	$ 4.50	S.F.	22300	$ 100,350.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	15	$ 22,500.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	27	$ 121,500.00
STREET NAME BLADE	$ 400.00	EA.	50	$ 20,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 208,356.70
MISCELLANEOUS ITEMS (2.5%)				$ 52,089.18
TOTAL				**$ 2,344,012.88**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	21200	$ 63,600.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	382	$ 59,210.00
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 42.00	S.Y.	7000	$ 294,000.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	12800	$ 384,000.00
12" TYPE "B" ASPHALT BASE	$ 70.00	S.Y.	1665	$ 116,550.00
2" TYPE "C" ASPHALT OVERLAY	$ 15.00	S.Y.	4521	$ 67,815.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	10	$ 11,000.00
SAWCUT EXISTING CURB & GUTTER	$ 12.00	L.F.	240	$ 2,880.00
INSTALL STREET HEADER AND BARRICADE	$ 1,500.00	EA.	1	$ 1,500.00
6' SIDEWALK	$ 4.50	S.F.	22500	$ 101,250.00
STRIPING, BUTTONING, ETC.	$ 30,000.00	L.S.	1	$ 30,000.00
FM2478 EXCAVATION	$ 10,000.00	L.S.	1	$ 10,000.00
BRIDGE	$ 550,000.00	L.S.	1	$ 550,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	4	$ 6,000.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	1	$ 4,500.00
STREET NAME BLADE	$ 400.00	EA.	10	$ 4,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 171,630.50
MISCELLANEOUS ITEMS (2.5%)				$ 42,907.63
TOTAL				**$ 1,930,843.13**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,700.00	L.S.	1	$ 4,700.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 191,908.67	L.S.	1	$ 191,908.67
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	154	$ 38,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 268,108.67**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 120,389.29	L.S.	1	$ 120,389.29
TOTAL				**$ 120,389.29**

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$109,716	$712	$1,742
EROSION CONTROL (MAJOR IMPROVEMENTS)	$17,888	$116	$284
EXCAVATION (DIRECT)	$103,838	$674	$1,648
EXCAVATION (MAJOR IMPROVEMENTS)	$168,525	$1,094	$2,675
RETAINING WALL (DIRECT)	$14,006	$91	$222
RETAINING WALL (MAJOR IMPROVEMENTS)	$20,250	$131	$321
WATER (DIRECT)	$466,313	$3,028	$7,402
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$285,300	$1,853	$4,529
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$338,153	$2,196	$5,368
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$1,171,322	$7,606	$18,592
PAVING (MAJOR IMPROVEMENTS)	$45,000	$292	$714
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$166,643	$1,082	$2,645
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$1,800	$12	$29
GRAND TOTAL	**$2,908,752**	**$18,888**	**$46,171**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	12000	$ 18,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	9	$ 16,200.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	14300	$ 17,875.00
DISK & SEED	$ 325.00	ACRE	66	$ 21,450.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,752.50
MISCELLANEOUS ITEMS (2.5%)				$ 2,438.13
TOTAL				**$ 109,715.63**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1400	$ 2,100.00
ROCK CHECK DAMS	$ 1,800.00	EA.	1	$ 1,800.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,590.00
MISCELLANEOUS ITEMS (2.5%)				$ 397.50
TOTAL				**$ 17,887.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	25	$ 42,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	19000	$ 41,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,230.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,307.50
TOTAL				**$ 103,837.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	4	$ 6,800.00
POND EXCAVATION	$ 2.20	C.Y.	65000	$ 143,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 14,980.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,745.00
TOTAL				**$ 168,525.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
5' WALL	$ 83.00	L.F.	150	$ 12,450.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,245.00
MISCELLANEOUS ITEMS (2.5%)				$ 311.25
TOTAL				**$ 14,006.25**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	120	$ 4,800.00
3' WALL	$ 50.00	L.F.	120	$ 6,000.00
4' WALL	$ 60.00	L.F.	120	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 450.00
TOTAL				**$ 20,250.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	7550	$ 158,550.00
6" GATE VALVE & BOX	$ 800.00	EA.	18	$ 14,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	24	$ 27,600.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	18	$ 63,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	154	$ 92,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
CONNECT TO EXISTING	$ 500.00	EA.	7	$ 3,500.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.3	$ 47,187.50
TESTING & CHLORINATION	$ 0.75	L.F.	7550	$ 5,662.50
ENGINEERING, PLATTING & STAKING (10%)				$ 41,450.00
MISCELLANEOUS ITEMS (2.5%)				$ 10,362.50
TOTAL				**$ 466,312.50**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	4800	$ 105,600.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	12	$ 36,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
4" SERVICE LINES	$ 600.00	EA.	154	$ 92,400.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	4800	$ 4,800.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	4800	$ 4,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 25,360.00
MISCELLANEOUS ITEMS (2.5%)				$ 6,340.00
TOTAL				**$ 285,300.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	180	$ 7,200.00
21" R.C.P.	$ 45.00	L.F.	500	$ 22,500.00
24" R.C.P.	$ 50.00	L.F.	1110	$ 55,500.00
27" R.C.P.	$ 55.00	L.F.	380	$ 20,900.00
30" R.C.P.	$ 65.00	L.F.	70	$ 4,550.00
36" R.C.P.	$ 80.00	L.F.	100	$ 8,000.00
42" R.C.P.	$ 110.00	L.F.	240	$ 26,400.00
7' X 4' R.C.B.	$ 240.00	L.F.	100	$ 24,000.00
CURB INLET	$ 4,500.00	EA.	18	$ 81,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	2	$ 8,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	1	$ 5,000.00
7' X 4' HEADWALL	$ 9,500.00	EA.	2	$ 19,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	225	$ 11,250.00
TRENCH SAFETY	$ 1.00	L.F.	2680	$ 2,680.00
ENGINEERING, PLATTING & STAKING (10%)				$ 30,058.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,514.50
TOTAL				**$ 338,152.50**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28900	$ 86,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	525	$ 81,375.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	27100	$ 813,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	25	$ 27,500.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	8	$ 12,000.00
STREET NAME BLADE	$ 400.00	EA.	19	$ 7,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 104,117.50
MISCELLANEOUS ITEMS (2.5%)				$ 26,029.38
TOTAL				**$ 1,171,321.88**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	10000	$ 40,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,000.00
TOTAL				**$ 45,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,700.00	L.S.	1	$ 4,700.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 90,443.48	L.S.	1	$ 90,443.48
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	154	$ 38,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 166,643.48**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 1,800.00	L.S.	1	$ 1,800.00
TOTAL				**$ 1,800.00**

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$114,919	$672	$1,796
EROSION CONTROL (MAJOR IMPROVEMENTS)	$20,419	$119	$319
EXCAVATION (DIRECT)	$90,833	$531	$1,419
EXCAVATION (MAJOR IMPROVEMENTS)	$11,070	$65	$173
RETAINING WALL (DIRECT)	$0	$0	$0
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$506,306	$2,961	$7,911
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$434,678	$2,542	$6,792
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$426,926	$2,497	$6,671
STORM SEWER (MAJOR IMPROVEMENTS)	$12,375	$72	$193
PAVING (DIRECT)	$1,408,134	$8,235	$22,002
PAVING (MAJOR IMPROVEMENTS)	$382,106	$2,235	$5,970
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$194,092	$1,135	$3,033
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$15,779	$92	$247
GRAND TOTAL	**$3,617,637**	**$21,156**	**$56,526**

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	7000	$ 10,500.00
ROCK CHECK DAMS	$ 1,800.00	EA.	8	$ 14,400.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	19800	$ 24,750.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	3400	$ 5,100.00
DISK & SEED	$ 325.00	ACRE	72	$ 23,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,215.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,553.75
TOTAL				**$ 114,918.75**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1700	$ 2,550.00
ROCK CHECK DAMS	$ 1,800.00	EA.	2	$ 3,600.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 453.75
TOTAL				**$ 20,418.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	19	$ 32,300.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	20200	$ 44,440.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,074.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,018.50
TOTAL				**$ 90,832.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	1	$ 1,700.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	3700	$ 8,140.00
ENGINEERING, PLATTING & STAKING (10%)				$ 984.00
MISCELLANEOUS ITEMS (2.5%)				$ 246.00
TOTAL				**$ 11,070.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	8000	$ 168,000.00
6" GATE VALVE & BOX	$ 800.00	EA.	19	$ 15,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	29	$ 33,350.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	19	$ 66,500.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	171	$ 102,600.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.7	$ 50,000.00
CONNECT TO EXISTING	$ 500.00	EA.	8	$ 4,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	8000	$ 6,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 45,005.00
MISCELLANEOUS ITEMS (2.5%)				$ 11,251.25
TOTAL				**$ 506,306.25**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	7970	$ 175,340.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	27	$ 81,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	171	$ 102,600.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	300	$ 10,500.00
TRENCH SAFETY	$ 1.00	L.F.	7970	$ 7,970.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	7970	$ 7,970.00
ENGINEERING, PLATTING & STAKING (10%)				$ 38,638.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,659.50
TOTAL				**$ 434,677.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	360	$ 14,400.00
21" R.C.P.	$ 45.00	L.F.	530	$ 23,850.00
24" R.C.P.	$ 50.00	L.F.	350	$ 17,500.00
27" R.C.P.	$ 55.00	L.F.	90	$ 4,950.00
30" R.C.P.	$ 65.00	L.F.	480	$ 31,200.00
36" R.C.P.	$ 80.00	L.F.	240	$ 19,200.00
42" R.C.P.	$ 110.00	L.F.	150	$ 16,500.00
48" R.C.P.	$ 125.00	L.F.	290	$ 36,250.00
4' X 4' R.C.B.	$ 180.00	L.F.	250	$ 45,000.00
5' X 4' R.C.B.	$ 200.00	L.F.	250	$ 50,000.00
CURB INLET	$ 4,500.00	EA.	22	$ 99,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	1	$ 500.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	2	$ 5,600.00
ROCK-RIP-RAP	$ 50.00	S.Y.	135	$ 6,750.00
TRENCH SAFETY	$ 1.00	L.F.	2990	$ 2,990.00
ENGINEERING, PLATTING & STAKING (10%)				$ 37,949.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,487.25
TOTAL				**$ 426,926.25**

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 40.00	L.F.	50	$ 2,000.00
CURB INLET	$ 4,500.00	EA.	2	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,100.00
MISCELLANEOUS ITEMS (2.5%)				$ 275.00
TOTAL				**$ 12,375.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	33600	$ 100,800.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	605	$ 93,775.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	31400	$ 942,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	13400	$ 53,600.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	36	$ 39,600.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STREET STOP SIGNS	$ 400.00	EA.	7	$ 2,800.00
STREET NAME BLADES	$ 400.00	EA.	19	$ 7,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 125,167.50
MISCELLANEOUS ITEMS (2.5%)				$ 31,291.88
TOTAL				**$ 1,408,134.38**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	5000	$ 15,000.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	90	$ 13,950.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	4600	$ 179,400.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	1050	$ 44,100.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
4' SIDEWALK	$ 4.00	S.F.	3800	$ 15,200.00
8' TRAIL	$ 4.00	S.F.	4300	$ 17,200.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	39	$ 42,900.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	450	$ 1,800.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 5,000.00	L.S.	1	$ 5,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	2	$ 3,000.00
STREET NAME BLADE	$ 400.00	EA.	4	$ 1,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,965.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,491.25
TOTAL				**$ 382,106.25**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 7,300.00	L.S.	1	$ 7,300.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 111,041.78	L.S.	1	$ 111,041.78
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	171	$ 42,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 194,091.78**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 15,779.25	L.S.	1	$ 15,779.25
TOTAL				**$ 15,779.25**

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$158,653	$715	$1,603
EROSION CONTROL (MAJOR IMPROVEMENTS)	$27,338	$123	$276
EXCAVATION (DIRECT)	$143,685	$647	$1,451
EXCAVATION (MAJOR IMPROVEMENTS)	$14,288	$64	$144
RETAINING WALL (DIRECT)	$27,810	$125	$281
RETAINING WALL (MAJOR IMPROVEMENTS)	$10,125	$46	$102
WATER (DIRECT)	$629,719	$2,837	$6,361
WATER (MAJOR IMPROVEMENTS)	$277,988	$1,252	$2,808
SANITARY SEWER (DIRECT)	$440,235	$1,983	$4,447
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$646,943	$2,914	$6,535
STORM SEWER (MAJOR IMPROVEMENTS)	$21,938	$99	$222
PAVING (DIRECT)	$1,973,627	$8,890	$19,936
PAVING (MAJOR IMPROVEMENTS)	$369,214	$1,663	$3,729
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$244,171	$1,100	$2,466
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$26,766	$121	$270
GRAND TOTAL	**$5,012,496**	**$22,579**	**$50,631**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	18500	$ 27,750.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	24800	$ 31,000.00
DISK & SEED	$ 325.00	ACRE	87	$ 28,275.00
ENGINEERING, PLATTING & STAKING (10%)				$ 14,102.50
MISCELLANEOUS ITEMS (2.5%)				$ 3,525.63
TOTAL				**$ 158,653.13**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	2200	$ 3,300.00
ROCK CHECK DAMS	$ 1,800.00	EA.	5	$ 9,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,430.00
MISCELLANEOUS ITEMS (2.5%)				$ 607.50
TOTAL				**$ 27,337.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	25	$ 42,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	35100	$ 77,220.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,772.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,193.00
TOTAL				**$ 143,685.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	1	$ 1,700.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	5000	$ 11,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,270.00
MISCELLANEOUS ITEMS (2.5%)				$ 317.50
TOTAL				**$ 14,287.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	120	$ 4,800.00
5' WALL	$ 83.00	L.F.	240	$ 19,920.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,472.00
MISCELLANEOUS ITEMS (2.5%)				$ 618.00
TOTAL				**$ 27,810.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	150	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 900.00
MISCELLANEOUS ITEMS (2.5%)				$ 225.00
TOTAL				**$ 10,125.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	9600	$ 201,600.00
6" GATE VALVE & BOX	$ 800.00	EA.	24	$ 19,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	47	$ 54,050.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	24	$ 84,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	222	$ 133,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	8.0	$ 60,000.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
TESTING & CHLORINATION	$ 0.75	L.F.	9600	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 55,975.00
MISCELLANEOUS ITEMS (2.5%)				$ 13,993.75
TOTAL				**$ 629,718.75**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	4400	$ 145,200.00
6" GATE VALVE & BOX	$ 800.00	EA.	8	$ 6,400.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	17	$ 35,700.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	8	$ 28,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	3.7	$ 27,500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	4400	$ 3,300.00
ENGINEERING, PLATTING & STAKING (10%)				$ 24,710.00
MISCELLANEOUS ITEMS (2.5%)				$ 6,177.50
TOTAL				**$ 277,987.50**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	8130	$ 178,860.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	18	$ 54,000.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
4" SERVICE LINES	$ 600.00	EA.	222	$ 133,200.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	8130	$ 8,130.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	8130	$ 8,130.00
ENGINEERING, PLATTING & STAKING (10%)				$ 39,132.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,783.00
TOTAL				**$ 440,235.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	410	$ 16,400.00
21" R.C.P.	$ 45.00	L.F.	1770	$ 79,650.00
24" R.C.P.	$ 50.00	L.F.	1380	$ 69,000.00
27" R.C.P.	$ 55.00	L.F.	280	$ 15,400.00
30" R.C.P.	$ 65.00	L.F.	880	$ 57,200.00
36" R.C.P.	$ 80.00	L.F.	410	$ 32,800.00
48" R.C.P.	$ 125.00	L.F.	420	$ 52,500.00
6' X 4' R.C.B.	$ 220.00	L.F.	60	$ 13,200.00
CURB INLET	$ 4,500.00	EA.	43	$ 193,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	5	$ 20,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
6' X 4' HEADWALL	$ 9,500.00	EA.	1	$ 9,500.00
ROCK-RIP-RAP	$ 50.00	S.Y.	90	$ 4,500.00
GRADE TO DRAIN	$ 10.00	L.F.	300	$ 3,000.00
TRENCH SAFETY	$ 1.00	L.F.	5610	$ 5,610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 57,506.00
MISCELLANEOUS ITEMS (2.5%)				$ 14,376.50
TOTAL				**$ 646,942.50**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 40.00	L.F.	150	$ 6,000.00
CURB INLET	$ 4,500.00	EA.	3	$ 13,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,950.00
MISCELLANEOUS ITEMS (2.5%)				$ 487.50
TOTAL				**$ 21,937.50**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	48700	$ 146,100.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	877	$ 135,935.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	45700	$ 1,371,000.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	3000	$ 12,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	49	$ 53,900.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 15,000.00	L.S.	1	$ 15,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	11	$ 4,400.00
STREET NAME BLADE	$ 400.00	EA.	30	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 175,433.50
MISCELLANEOUS ITEMS (2.5%)				$ 43,858.38
TOTAL				**$ 1,973,626.88**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	6600	$ 19,800.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	118	$ 18,290.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	6100	$ 237,900.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	700	$ 29,400.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	1	$ 500.00
4' SIDEWALK	$ 4.00	S.F.	3200	$ 12,800.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	300	$ 1,200.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 5,000.00	L.S.	1	$ 5,000.00
STREET STOP SIGNS	$ 400.00	EA.	3	$ 1,200.00
STREET NAME BLADES	$ 400.00	EA.	4	$ 1,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,819.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,204.75
TOTAL				**$ 369,213.75**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 6,300.00	L.S.	1	$ 6,300.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 147,620.93	L.S.	1	$ 147,620.93
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	L.S.	229	$ 57,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 244,170.93**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 26,765.55	L.S.	1	$ 26,765.55
TOTAL				**$ 26,765.55**

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$91,997	$719	$2,555
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0	$0
EXCAVATION (DIRECT)	$60,953	$476	$1,693
EXCAVATION (MAJOR IMPROVEMENTS)	$0	$0	$0
RETAINING WALL (DIRECT)	$72,900	$570	$2,025
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$362,756	$2,834	$10,077
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$353,621	$2,763	$9,823
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$246,971	$1,929	$6,860
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$852,114	$6,657	$23,670
PAVING (MAJOR IMPROVEMENTS)	$72,000	$563	$2,000
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$141,719	$1,107	$3,937
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,880	$23	$80
GRAND TOTAL	**$2,257,911**	**$17,640**	**$62,720**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	10000	$ 15,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	10200	$ 12,750.00
DISK & SEED	$ 325.00	ACRE	37	$ 12,025.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,177.50
MISCELLANEOUS ITEMS (2.5%)				$ 2,044.38
TOTAL				**$ 91,996.88**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	11	$ 18,700.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	13400	$ 29,480.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,418.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,354.50
TOTAL				**$ 60,952.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6' WALL	$ 108.00	L.F.	600	$ 64,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,480.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,620.00
TOTAL				**$ 72,900.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	5600	$ 117,600.00
6" GATE VALVE & BOX	$ 800.00	EA.	14	$ 11,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	19	$ 21,850.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	14	$ 49,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	128	$ 76,800.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	1	$ 1,100.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.7	$ 35,000.00
CONNECT TO EXISTING	$ 500.00	EA.	7	$ 3,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	5600	$ 4,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,245.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,061.25
TOTAL				**$ 362,756.25**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	6970	$ 153,340.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	20	$ 60,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4" SERVICE LINES	$ 600.00	EA.	128	$ 76,800.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	250	$ 8,750.00
TRENCH SAFETY	$ 1.00	L.F.	6970	$ 6,970.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6970	$ 6,970.00
ENGINEERING, PLATTING & STAKING (10%)				$ 31,433.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,858.25
TOTAL				**$ 353,621.25**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	150	$ 6,000.00
21" R.C.P.	$ 45.00	L.F.	270	$ 12,150.00
24" R.C.P.	$ 50.00	L.F.	910	$ 45,500.00
30" R.C.P.	$ 65.00	L.F.	180	$ 11,700.00
36" R.C.P.	$ 80.00	L.F.	110	$ 8,800.00
42" R.C.P.	$ 110.00	L.F.	180	$ 19,800.00
48" R.C.P.	$ 125.00	L.F.	180	$ 22,500.00
CURB INLET	$ 4,500.00	EA.	13	$ 58,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	2	$ 8,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	180	$ 9,000.00
GRADE TO DRAIN	$ 10.00	L.F.	700	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	1980	$ 1,980.00
ENGINEERING, PLATTING & STAKING (10%)				$ 21,953.00
MISCELLANEOUS ITEMS (2.5%)				$ 5,488.25
TOTAL				**$ 246,971.25**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	20900	$ 62,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	377	$ 58,435.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	19500	$ 585,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	2200	$ 8,800.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	20	$ 22,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 1.00	L.S.	10000	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	6	$ 2,400.00
STREET NAME BLADE	$ 400.00	EA.	14	$ 5,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 75,743.50
MISCELLANEOUS ITEMS (2.5%)				$ 18,935.88
TOTAL				**$ 852,114.38**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	16000	$ 64,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,400.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,600.00
TOTAL				**$ 72,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,100.00	L.S.	1	$ 4,100.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 72,618.53	L.S.	1	$ 72,618.53
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	128	$ 32,000.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 141,718.53**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,880.00	L.S.	1	$ 2,880.00
TOTAL				**$ 2,880.00**

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$75,895	$961	$1,897
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
EXCAVATION (DIRECT)	$42,075	$533	$1,052
EXCAVATION (MAJOR IMPROVEMENTS)	$0	$0	$0
RETAINING WALL (DIRECT)	$21,600	$273	$540
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$189,169	$2,395	$4,729
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$77,400	$980	$1,935
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$231,311	$2,928	$5,783
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$578,430	$7,322	$14,461
PAVING (MAJOR IMPROVEMENTS)	$0	$0	$0
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$99,000	$1,253	$2,475
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$0	$0	$0
GRAND TOTAL	**$1,314,880**	**$16,644**	**$32,872**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	9100	$ 13,650.00
ROCK CHECK DAMS	$ 1,800.00	EA.	7	$ 12,600.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	6750	$ 8,437.50
DISK & SEED	$ 325.00	ACRE	27	$ 8,775.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,746.25
MISCELLANEOUS ITEMS (2.5%)				$ 1,686.56
TOTAL				**$ 75,895.31**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	8	$ 13,600.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	9000	$ 19,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 3,740.00
MISCELLANEOUS ITEMS (2.5%)				$ 935.00
TOTAL				**$ 42,075.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	150	$ 6,000.00
3' WALL	$ 50.00	L.F.	120	$ 6,000.00
4' WALL	$ 60.00	L.F.	120	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,920.00
MISCELLANEOUS ITEMS (2.5%)				$ 480.00
TOTAL				**$ 21,600.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	2700	$ 56,700.00
6" GATE VALVE & BOX	$ 800.00	EA.	7	$ 5,600.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	9	$ 10,350.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	7	$ 24,500.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	79	$ 47,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	2.3	$ 16,875.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	2700	$ 2,025.00
ENGINEERING, PLATTING & STAKING (10%)				$ 16,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,203.75
TOTAL				**$ 189,168.75**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	600	$ 13,200.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	2	$ 6,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	79	$ 47,400.00
TRENCH SAFETY	$ 1.00	L.F.	600	$ 600.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	600	$ 600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,880.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,720.00
TOTAL				**$ 77,400.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	200	$ 8,000.00
21" R.C.P.	$ 45.00	L.F.	190	$ 8,550.00
24" R.C.P.	$ 50.00	L.F.	100	$ 5,000.00
30" R.C.P.	$ 65.00	L.F.	300	$ 19,500.00
36" R.C.P.	$ 80.00	L.F.	550	$ 44,000.00
42" R.C.P.	$ 110.00	L.F.	60	$ 6,600.00
48" R.C.P.	$ 125.00	L.F.	130	$ 16,250.00
5' X 4' R.C.B.	$ 200.00	L.F.	80	$ 16,000.00
CURB INLET	$ 4,500.00	EA.	10	$ 45,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	2	$ 8,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	1	$ 4,000.00
5' X 4' HEADWALL	$ 7,500.00	EA.	1	$ 7,500.00
ROCK-RIP-RAP	$ 50.00	S.Y.	180	$ 9,000.00
GRADE TO DRAIN	$ 10.00	L.F.	100	$ 1,000.00
TRENCH SAFETY	$ 1.00	L.F.	1610	$ 1,610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 20,561.00
MISCELLANEOUS ITEMS (2.5%)				$ 5,140.25
TOTAL				**$ 231,311.25**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	14000	$ 42,000.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	252	$ 39,060.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	13200	$ 396,000.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
4' SIDEWALK	$ 4.00	S.F.	1400	$ 5,600.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	13	$ 14,300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	4	$ 1,600.00
STREET NAME BLADE	$ 400.00	EA.	9	$ 3,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 51,416.00
MISCELLANEOUS ITEMS (2.5%)				$ 12,854.00
TOTAL				**$ 578,430.00**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 2,800.00	L.S.	1	$ 2,800.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 43,052.40	L.S.	1	$ 43,052.40
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	79	$ 19,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 99,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$110,588	$819	$1,940
EROSION CONTROL (MAJOR IMPROVEMENTS)	$4,219	$31	$74
EXCAVATION (DIRECT)	$84,488	$626	$1,482
EXCAVATION (MAJOR IMPROVEMENTS)	$67,838	$503	$1,190
RETAINING WALL (DIRECT)	$10,125	$75	$178
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$379,350	$2,810	$6,655
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$378,056	$2,800	$6,633
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$376,459	$2,789	$6,605
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$1,202,951	$8,911	$21,104
PAVING (MAJOR IMPROVEMENTS)	$67,500	$500	$1,184
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$172,623	$1,279	$3,028
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,700	$20	$47
GRAND TOTAL	**$2,856,895**	**$21,162**	**$50,121**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	8300	$ 12,450.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	13000	$ 16,250.00
DISK & SEED	$ 325.00	ACRE	48	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,830.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,457.50
TOTAL				**$ 110,587.50**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	3000	$ 3,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 375.00
MISCELLANEOUS ITEMS (2.5%)				$ 93.75
TOTAL				**$ 4,218.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	18	$ 30,600.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	17500	$ 38,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,510.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,877.50
TOTAL				**$ 84,487.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	7	$ 11,900.00
POND EXCAVATION	$ 2.20	C.Y.	22000	$ 48,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,030.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,507.50
TOTAL				**$ 67,837.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	150	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 900.00
MISCELLANEOUS ITEMS (2.5%)				$ 225.00
TOTAL				**$ 10,125.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	5350	$ 112,350.00
6" GATE VALVE & BOX	$ 800.00	EA.	16	$ 12,800.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	26	$ 29,900.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	16	$ 56,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	135	$ 81,000.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.5	$ 33,437.50
CONNECT TO EXISTING	$ 500.00	EA.	11	$ 5,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	5350	$ 4,012.50
ENGINEERING, PLATTING & STAKING (10%)				$ 33,720.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,430.00
TOTAL				**$ 379,350.00**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	7200	$ 158,400.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	24	$ 72,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4" SERVICE LINES	$ 600.00	EA.	135	$ 81,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	250	$ 8,750.00
TRENCH SAFETY	$ 1.00	L.F.	7200	$ 7,200.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	7200	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,605.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,401.25
TOTAL				**$ 378,056.25**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	220	$ 8,800.00
21" R.C.P.	$ 45.00	L.F.	450	$ 20,250.00
24" R.C.P.	$ 50.00	L.F.	650	$ 32,500.00
27" R.C.P.	$ 55.00	L.F.	590	$ 32,450.00
30" R.C.P.	$ 65.00	L.F.	260	$ 16,900.00
42" R.C.P.	$ 110.00	L.F.	160	$ 17,600.00
4' X 4' R.C.B.	$ 180.00	L.F.	180	$ 32,400.00
8' X 4' R.C.B.	$ 260.00	L.F.	120	$ 31,200.00
CURB INLET	$ 4,500.00	EA.	18	$ 81,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	2	$ 3,600.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	1	$ 5,000.00
8' X 4' HEADWALL	$ 16,500.00	EA.	2	$ 33,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	270	$ 13,500.00
TRENCH SAFETY	$ 1.00	L.F.	2630	$ 2,630.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,463.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,365.75
TOTAL				**$ 376,458.75**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28800	$ 86,400.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	518	$ 80,290.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	27000	$ 810,000.00
CONNECT TO EXISTING	$ 500.00	EA.	8	$ 4,000.00
4' SIDEWALK	$ 4.50	S.F.	6200	$ 27,900.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	33	$ 36,300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	11	$ 4,400.00
STREET NAME BLADE	$ 400.00	EA.	25	$ 10,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 106,929.00
MISCELLANEOUS ITEMS (2.5%)				$ 26,732.25
TOTAL				**$ 1,202,951.25**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	15000	$ 60,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,500.00
TOTAL				**$ 67,500.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,900.00	L.S.	1	$ 4,900.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 93,472.65	L.S.	1	$ 93,472.65
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	165	$ 41,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 172,622.65**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,700.00	L.S.	1	$ 2,700.00
TOTAL				**$ 2,700.00**

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$69,609	$370	$1,392
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0	$0
EXCAVATION (DIRECT)	$115,988	$617	$2,320
EXCAVATION (MAJOR IMPROVEMENTS)	$61,875	$329	$1,238
RETAINING WALL (DIRECT)	$0	$0	$0
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$492,609	$2,620	$9,852
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$379,688	$2,020	$7,594
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$364,815	$1,941	$7,296
STORM SEWER (MAJOR IMPROVEMENTS)	$54,000	$287	$1,080
PAVING (DIRECT)	$1,008,473	$5,364	$20,169
PAVING (MAJOR IMPROVEMENTS)	$0	$0	$0
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$174,323	$927	$3,486
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,160	$11	$43
GRAND TOTAL	**$2,723,540**	**$14,487**	**$54,471**

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5700	$ 8,550.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	12800	$ 16,000.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	1300	$ 1,950.00
DISK & SEED	$ 325.00	AC.	35	$ 11,375.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,187.50
MISCELLANEOUS ITEMS (2.5%)				$ 1,546.88
TOTAL				**$ 69,609.38**

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	AC.	35	$ 59,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	CY.	18000	$ 39,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,310.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,577.50
TOTAL				**$ 115,987.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND EXCAVATION	$ 2.20	C.Y.	25000	$ 55,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,500.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,375.00
TOTAL				**$ 61,875.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	6600	$ 138,600.00
8" P.V.C. WATERLINE BY BORE	$ 300.00	L.F.	100	$ 30,000.00
6" GATE VALVE & BOX	$ 800.00	EA.	13	$ 10,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	22	$ 25,300.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	13	$ 45,500.00
12" x 8" TAPPING SLEEVE & VALVE	$ 6,000.00	EA.	1	$ 6,000.00
8" x 8" TAPPING SLEEVE & VALVE	$ 4,500.00	EA.	2	$ 9,000.00
1" SINGLE SERVICE	$ 650.00	EA.	188	$ 122,200.00
1.5" IRRIGATION SERVICE	$ 800.00	EA.	1	$ 800.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TN.	5.5	$ 41,250.00
REMOVE EXISTING WATER MAIN AND VALVES	$ 12.50	L.F.	150	$ 1,875.00
TESTING & CHLORINATION	$ 0.75	L.F.	6600	$ 4,950.00
ENGINEERING, PLATTING & STAKING (10%)				$ 43,787.50
MISCELLANEOUS ITEMS (2.5%)				$ 10,946.88
TOTAL				**$ 492,609.38**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	LF.	6600	$ 145,200.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	12	$ 36,000.00
4' DIAMETER DROP MANHOLE	$ 6,000.00	EA.	2	$ 12,000.00
CLEANOUT	$ 500.00	EA.	1	$ 500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	188	$ 112,800.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
REMOVE EXISTING SANITARY SEWER MAIN	$ 10.00	L.F.	650	$ 6,500.00
TRENCH SAFETY	$ 1.50	L.F.	6600	$ 9,900.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6600	$ 6,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,750.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,437.50
TOTAL				**$ 379,687.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 40.00	L.F.	300	$ 12,000.00
21" R.C.P.	$ 45.00	L.F.	300	$ 13,500.00
24" R.C.P.	$ 50.00	L.F.	1400	$ 70,000.00
30" R.C.P.	$ 65.00	L.F.	220	$ 14,300.00
33" R.C.P.	$ 70.00	L.F.	540	$ 37,800.00
36" R.C.P.	$ 80.00	L.F.	100	$ 8,000.00
42" R.C.P.	$ 110.00	L.F.	520	$ 57,200.00
CURB INLET	$ 4,500.00	EA.	17	$ 76,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	5	$ 20,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
ROCK-RIP-RAP	$ 50.00	SY.	50	$ 2,500.00
REMOVE EXISTING STORM SEWER MAIN	$ 20.00	L.F.	200	$ 4,000.00
REMOVE DROP INLET AND CONNECT TO EXISTING RCP	$ 500.00	EA.	1	$ 500.00
TRENCH SAFETY	$ 1.00	L.F.	3380	$ 3,380.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,428.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,107.00
TOTAL				**$ 364,815.00**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND FOUNTAIN	$ 30,000.00	EA.	1	$ 30,000.00
POND OUTLET STRUCTURE	$ 18,000.00	EA.	1	$ 18,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,200.00
TOTAL				**$ 54,000.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	SY.	24100	$ 72,300.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TN.	434	$ 67,270.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	SY.	22600	$ 678,000.00
4' SIDEWALK	$ 4.50	SF.	1400	$ 6,300.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	31	$ 34,100.00
SAWCUT AND REMOVE EX CONCRETE PAVEMENT	$ 15.00	S.F.	350	$ 5,250.00
REMOVE EXISTING STREET SIGNS	$ 100.00	EA.	3	$ 300.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	5	$ 22,500.00
STREET NAME BLADE	$ 400.00	EA.	26	$ 10,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 89,642.00
MISCELLANEOUS ITEMS (2.5%)				$ 22,410.50
TOTAL				**$ 1,008,472.50**

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,500.00	LS.	1	$ 4,500.00
ENGINEERING REVIEW FEE	$ 5,000.00	LS.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 89,823.38	LS.	1	$ 89,823.38
WETLANDS REPORT	$ 2,500.00	LS.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	LS.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	LS.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	188	$ 47,000.00
SWPPP ADMINISTRATION	$ 5,000.00	LS.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	LS.	1	$ 5,000.00
TOTAL				**$ 174,323.38**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,160.00	L.S.	1	$ 2,160.00
TOTAL				**$ 2,160.00**

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ***02/16/18*** *Revised:* ***09/26/19***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$80,120	$411	$1,113
EROSION CONTROL (MAJOR IMPROVEMENTS)	$9,863	$51	$137
EXCAVATION (DIRECT)	$67,188	$345	$933
EXCAVATION (MAJOR IMPROVEMENTS)	$300,169	$1,539	$4,169
RETAINING WALL (MAJOR IMPROVEMENTS)	$116,359	$597	$1,616
WATER (DIRECT)	$726,238	$3,724	$10,087
WATER (MAJOR IMPROVEMENTS)	$59,282	$304.01	$823.37
SANITARY SEWER (DIRECT)	$553,510	$2,839	$7,688
SANITARY SEWER (MAJOR IMPROVEMENTS)	$440,835	$2,261	$6,123
STORM SEWER (DIRECT)	$884,253	$4,535	$12,281
STORM SEWER (MAJOR IMPROVEMENTS)	$218,619	$1,121	$3,036
PAVING (DIRECT)	$1,851,218	$9,493	$25,711
PAVING (MAJOR IMPROVEMENTS)	$693,495	$3,556	$9,632
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT	$211,852	$1,086	$2,942
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR	$42,367	$217	$588
GRAND TOTAL	**$6,255,368**	**$32,079**	**$86,880**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ~~***02/16/18***~~ *Revised:* ***09/26/19***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	3630	$ 5,445.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	20938	$ 26,172.50
INLET PROTECTION	$ 500.00	EA	48	$ 24,000.00
DISK & SEED	$ 325.00	ACRE	48	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,121.75
MISCELLANEOUS ITEMS (2.5%)				$ 1,780.44
TOTAL				**$ 80,119.69**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1955	$ 2,932.50
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	3890	$ 5,835.00
ENGINEERING, PLATTING & STAKING (10%)				$ 876.75
MISCELLANEOUS ITEMS (2.5%)				$ 219.19
TOTAL				**$ 9,863.44**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	24	$ 14,040.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	1	$ 2,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.02	C.Y.	21625	$ 43,682.50
ENGINEERING, PLATTING & STAKING (10%)				$ 5,972.25
MISCELLANEOUS ITEMS (2.5%)				$ 1,493.06
TOTAL				**$ 67,187.81**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	10.8	$ 6,318.00
ROSELAND EXCAVATION	$ 2.02	C.Y.	6545	$ 13,220.90
POND EXCAVATION (Pond #2)	$ 2.02	C.Y.	4700	$ 9,494.00
POND EXCAVATION (Pond #8 North)	$ 2.38	C.Y.	57842	$ 137,663.96
POND EXCAVATION (Pond #3 South)	$ 2.32	C.Y.	43155	$ 100,119.60
ENGINEERING, PLATTING & STAKING (10%)				$ 26,681.65
MISCELLANEOUS ITEMS (2.5%)				$ 6,670.41
TOTAL				**$ 300,168.52**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
3' WALL	$ 50.00	L.F.	1075	$ 53,750.00
10' WALL	$ 216.00	L.F.	230	$ 49,680.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,343.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,585.75
TOTAL				**$ 116,358.75**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ~~***02/16/18***~~ *Revised:* ***09/26/19***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	10922	$ 267,589.00
6" GATE VALVE & BOX	$ 825.00	EA.	21	$ 17,325.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	40	$ 46,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	21	$ 71,610.00
1" SINGLE WATER SERVICE	$ 695.00	EA.	193	$ 134,135.00
1" METER SETTERS	$ 390.00	EA.	193	$ 75,270.00
CONNECT TO EXISTING	$ 450.00	EA.	6	$ 2,700.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	3.0	$ 25,650.00
CEMENT STABILIZED SAND	$ 19.50	L.F.	18	$ 351.00
TESTING & CHLORINATION	$ 0.45	L.F.	10922	$ 4,914.90
ENGINEERING, PLATTING & STAKING (10%)				$ 64,554.49
MISCELLANEOUS ITEMS (2.5%)				$ 16,138.62
TOTAL				**$ 726,238.01**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	1192	$ 29,204.00
6" GATE VALVE & BOX	$ 825.00	EA.	2	$ 1,650.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	7	$ 8,050.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	2	$ 6,820.00
CONNECT TO EXISTING	$ 450.00	EA.	1	$ 450.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	0.7	$ 5,985.00
TESTING & CHLORINATION	$ 0.45	L.F.	1192	$ 536.40
ENGINEERING, PLATTING & STAKING (10%)				$ 5,269.54
MISCELLANEOUS ITEMS (2.5%)				$ 1,317.39
TOTAL				**$ 59,282.33**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" P.V.C. PIPE (SDR-35)	$ 20.50	L.F.	234	$ 4,797.00
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	7914	$ 207,742.50
4' DIAMETER MANHOLE	$ 5,100.00	EA.	28	$ 142,800.00
CLEAN-OUT	$ 775.00	EA.	1	$ 775.00
CONNECT TO EXISTING	$ 450.00	EA.	3	$ 1,350.00
CONNECT TO EXISTING MH	$ 2,000.00	EA.	1	$ 2,000.00
4" SERVICE LINES	$ 618.00	EA.	194	$ 119,892.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	90	$ 3,690.00
TRENCH SAFETY	$ 0.10	L.F.	8148	$ 814.80
TESTING & T.V. INSPECTION	$ 1.00	L.F.	8148	$ 8,148.00
ENGINEERING, PLATTING & STAKING (10%)				$ 49,200.93
MISCELLANEOUS ITEMS (2.5%)				$ 12,300.23
TOTAL				**$ 553,510.46**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	80	$ 2,100.00
10" P.V.C. PIPE (SDR-35)	$ 34.50	L.F.	2592	$ 89,424.00
15" P.V.C. PIPE (SDR-26)	$ 103.50	L.F.	1160	$ 120,060.00
15" P.V.C. PIPE (SDR-35)	$ 50.50	LF	117	$ 5,908.50
16" STEEL ENCASEMENT (BY BORE)	$ 342.00	L.F.	45	$ 15,390.00
16" STEEL ENCASEMENT (BY OPEN CUT)	$ 95.00	L.F.	75	$ 7,125.00
4' DIAMETER MANHOLE	$ 5,100.00	EA.	11	$ 56,100.00
4' DIAMETER MANHOLE OVER EXISTING MAIN	$ 6,200.00	EA.	2	$ 12,400.00
4' DIAMTER MANHOLE W/ EXTRA DEPTH	$ 8,615.00	EA.	2	$ 17,230.00
4' DIAMETER MANHOLE OVER EXISTING 15" MAIN	$ 5,375.00	EA.	2	$ 10,750.00
ADJUST EXISTING MANHOLE RIM ELEVATION	$ 1,625.00	EA.	4	$ 6,500.00
CONNECT TO EXISTING MH	$ 2,000.00	EA.	1	$ 2,000.00
CONNECT TO EXISTING MH & PLUG EX. MH INVERT	$ 4,025.00	EA.	1	$ 4,025.00
REMOVE & DISPOSE EXISTING SAN. SWR.	$ 16.50	L.F.	1057	$ 17,440.50
REMOVE & DISPOSE EXISTING 15" SAN. SWR.	$ 22.80	LF	520	$ 11,856.00
REMOVE & DISPOSE EXISTING 8" SAN SWR	$ 21.25	LF	117	$ 2,486.25
REMOVE & DISPOSE EXISTING MH	$ 375.00	EA.	4	$ 1,500.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	54	$ 2,214.00
BYPASS PUMPING	$ 3,000.00	L.S.	1	$ 3,000.00
TRENCH SAFETY	$ 0.10	L.F.	3949	$ 394.90
TESTING & T.V. INSPECTION	$ 1.00	L.F.	3949	$ 3,949.00
ENGINEERING, PLATTING & STAKING (10%)				$ 39,185.32
MISCELLANEOUS ITEMS (2.5%)				$ 9,796.33
TOTAL				**$ 440,834.79**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ***~~02/16/18~~*** *Revised:* ***09/26/19***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	1791	$ 85,072.50
18" R.C.P. (RUBBER GASKET)	$ 54.00	L.F.	11	$ 594.00
21" R.C.P.	$ 53.00	L.F.	805	$ 42,665.00
21" R.C.P. (RUBBER GASKET)	$ 59.00	L.F.	178	$ 10,502.00
24" R.C.P.	$ 61.00	L.F.	375	$ 22,875.00
27" R.C.P.	$ 66.00	L.F.	736	$ 48,576.00
30" R.C.P.	$ 75.00	L.F.	678	$ 50,850.00
33" R.C.P.	$ 87.00	L.F.	263	$ 22,881.00
36" R.C.P.	$ 98.00	L.F.	642	$ 62,916.00
42" R.C.P.	$ 130.00	L.F.	346	$ 44,980.00
48" R.C.P.	$ 154.00	L.F.	424	$ 65,296.00
48" R.C.P. (RUBBER GASKET)	$ 175.00	L.F.	6	$ 1,050.00
5'x4' R.C.B.	$ 247.00	L.F.	200	$ 49,400.00
10' CURB INLET	$ 3,925.00	EA.	47	$ 184,475.00
4'x4' STORM SEWER MANHOLE	$ 5,300.00	EA.	8	$ 42,400.00
5'x5' STORM SEWER MANHOLE	$ 7,700.00	EA.	3	$ 23,100.00
6'x6' STORM SEWER MANHOLE	$ 8,200.00	EA.	1	$ 8,200.00
21" TXDOT HDWL (SETP-PD)	$ 2,200.00	EA.	3	$ 6,600.00
27" TXDOT HDWL (SETP-PD)	$ 2,750.00	EA.	2	$ 5,500.00
5'x4' RCB TXDOT HDWL (SETB-PW)	$ 6,650.00	EA.	1	$ 6,650.00
REMOVE AND DISPOSE EXISTING WYE INLET	$ 775.00	EA.	1	$ 775.00
TRENCH SAFETY	$ 0.10	L.F.	6455	$ 645.50
ENGINEERING, PLATTING & STAKING (10%)				$ 78,600.30
MISCELLANEOUS ITEMS (2.5%)				$ 19,650.08
TOTAL				**$ 884,253.38**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ***~~02/16/18~~*** *Revised:* ***09/26/19***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	299	$ 14,202.50
21" R.C.P.	$ 53.00	L.F.	23	$ 1,219.00
27" R.C.P.	$ 66.00	L.F.	345	$ 22,770.00
36" R.C.P.	$ 98.00	L.F.	129	$ 12,642.00
42" R.C.P.	$ 130.00	L.F.	96	$ 12,480.00
5'x1.5' R.C.B.	$ 300.00	L.F.	112	$ 33,600.00
7'x3' R.C.B.	$ 340.00	L.F.	55	$ 18,700.00
10' CURB INLET	$ 3,925.00	EA.	6	$ 23,550.00
4'X4' DROP INLET W/ APRON	$ 3,125.00	EA.	1	$ 3,125.00
7'x3' RCB TXDOT HDWL (PW)	$ 13,900.00	EA.	2	$ 27,800.00
2-5'x1.5' RCB TXDOT HDWL (FW-0)	$ 11,000.00	EA.	1	$ 11,000.00
36"/42" COMBO HDWL	$ 7,150.00	EA.	1	$ 7,150.00
REMOVE AND DISPOSE EXISTING HDWL	$ 775.00	EA.	2	$ 1,550.00
42" PLUG	$ 150.00	EA.	1	$ 150.00
ROCK-RIP-RAP	$ 76.50	S.Y.	56	$ 4,284.00
TRENCH SAFETY	$ 0.10	L.F.	1059	$ 105.90
ENGINEERING, PLATTING & STAKING (10%)				$ 19,432.84
MISCELLANEOUS ITEMS (2.5%)				$ 4,858.21
TOTAL				**$ 218,619.45**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	41800	$ 114,950.00
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	753	$ 112,950.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 33.05	S.Y.	39407	$ 1,302,401.35
SAWCUT CURB & GUTTER	$ 22.00	LF.	182	$ 4,004.00
4' SIDEWALK	$ 4.00	S.F.	13243	$ 52,972.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	22	$ 28,600.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	13	$ 19,890.00
STREET NAME BLADE	$ 305.00	EA.	32	$ 9,760.00
ENGINEERING, PLATTING & STAKING (10%)				$ 164,552.74
MISCELLANEOUS ITEMS (2.5%)				$ 41,138.18
TOTAL				**$ 1,851,218.27**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	11148	$ 30,657.00
HYDRATED LIME (41 LBS/SY)	$ 150.00	TON	229	$ 34,350.00
8" REINF. CONCRETE STREET PAVEMENT (37 B-B)	$ 41.75	S.Y.	4238	$ 176,936.50
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 40.60	S.Y.	6220	$ 252,532.00
8" REINF. STAMPED CONCRETE STREET PAVEMENT	$ 25.75	S.Y.	313	$ 8,059.75
12" TYPE "B" ASPHALT BASE	$ 109.00	S.Y.	264	$ 28,776.00
2" TYPE "C" ASPHALT OVERLAY	$ 34.40	S.Y.	264	$ 9,081.60
BARRIER FREE RAMPS	$ 1,300.00	EA.	4	$ 5,200.00
SAWCUT CURB & GUTTER	$ 22.00	L.F.	699	$ 15,378.00
REMOVE & DISPOSE EXISTING CONCRETE	$ 12.00	S.Y.	495	$ 5,940.00
6' TRAIL	$ 5.00	S.F.	5760	$ 28,800.00
CONCRETE STREET HEADER	$ 15.00	LF	50	$ 750.00
ROAD BARRICADE	$ 38.00	LF	50	$ 1,900.00
REMOVE BARRICATE AND CONN. TO EXISTING	$ 20.00	LF	31	$ 620.00
STRIPING, BUTTONING, ETC. (OWNSBY PKWY)	$ 11,000.00	L.S.	1	$ 11,000.00
REMOVE EXISTING STRIPING (FM2478)	$ 300.00	L.S.	1	$ 300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 2,500.00	L.S.	1	$ 2,500.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	1	$ 1,530.00
STREET NAME BLADE	$ 305.00	EA.	2	$ 610.00
RELOCATE EXISTING STOP SIGN & NAME BLADES	$ 2,200.00	EA.	1	$ 2,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 61,712.09
MISCELLANEOUS ITEMS (2.5%)				$ 14,661.60
TOTAL				**$ 693,494.53**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 2,350.00	L.S.	1	$ 2,350.00
ENGINEERING REVIEW FEE	$ 20,670.00	L.S.	1	$ 20,670.00
INSPECTION FEE (3%)	$ 120,456.60	L.S.	1	$ 120,456.60
WETLANDS REPORT	$ 1,950.00	L.S.	1	$ 1,950.00
ENVIRONMENTAL PHASE 1	$ 3,900.00	L.S.	1	$ 3,900.00
GEO-TECHNICAL REPORT	$ 5,850.00	L.S.	1	$ 5,850.00
MATERIAL TESTING	$ 250.00	LOT.	195	$ 48,750.00
SWPPP ADMINISTRATION	$ 2,925.00	L.S.	1	$ 2,925.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 211,851.60**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 42,366.93	L.S.	1	$ 42,366.93
TOTAL				**$ 42,366.93**

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ~~***03/25/20***~~ *Revised:* ***04/14/20***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$62,205	$648	$1,736
EROSION CONTROL (MAJOR IMPROVEMENTS)	$11,936	$124	$333
EXCAVATION (DIRECT)	$85,809	$894	$2,395
EXCAVATION (MAJOR IMPROVEMENTS)	$16,223	$169	$453
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$481,014	$5,011	$13,423
WATER (MAJOR IMPROVEMENTS)	$80,491	$838.45	$2,246.16
SANITARY SEWER (DIRECT)	$372,977	$3,885	$10,408
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$405,214	$4,221	$11,308
STORM SEWER (MAJOR IMPROVEMENTS)	$48,074	$501	$1,342
PAVING (DIRECT)	$1,220,267	$12,711	$34,052
PAVING (MAJOR IMPROVEMENTS)	$497,223	$5,179	$13,875
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$160,949	$1,677	$4,491
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$21,812	$227	$609
GRAND TOTAL	**$3,464,196**	**$36,085**	**$96,671**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	2000	$ 3,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	13715	$ 17,143.75
INLET PROTECTION	$ 500.00	EA	19	$ 9,500.00
DISK & SEED	$ 325.00	ACRE	42	$ 13,650.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,529.38
MISCELLANEOUS ITEMS (2.5%)				$ 1,382.34
TOTAL				**$ 62,205.47**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	590	$ 885.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	5150	$ 7,725.00
INLET PROTECTION	$ 500.00	EA.	4	$ 2,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,061.00
MISCELLANEOUS ITEMS (2.5%)				$ 265.25
TOTAL				**$ 11,936.25**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	7.50	$ 4,388.60
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.02	C.Y.	33607	$ 67,886.14
ENGINEERING, PLATTING & STAKING (10%)				$ 7,627.47
MISCELLANEOUS ITEMS (2.5%)				$ 1,906.87
TOTAL				**$ 85,809.08**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	3.05	$ 1,783.18
CHURCHILL & OWNSBY EXCAVATION	$ 2.02	C.Y.	6256	$ 12,637.12
ENGINEERING, PLATTING & STAKING (10%)				$ 1,442.03
MISCELLANEOUS ITEMS (2.5%)				$ 360.51
TOTAL				**$ 16,222.83**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	6764	$ 165,718.00
6" GATE VALVE & BOX	$ 825.00	EA.	16	$ 13,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	30	$ 34,500.00
12" GATE VALVE & BOX ON EXISTING	$ 2,000.00	EA.	1	$ 2,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	14	$ 47,740.00
FH LEAD WITH CAP (NO FH ASSEMBLY AT THIS TIME)	$ 1,500.00	EA.	2	$ 3,000.00
1" SINGLE WATER SERVICE	$ 695.00	EA.	104	$ 72,280.00
1" SINGLE WATER SERVICE ON EXISTING 12" PVC	$ 950.00	EA.	7	$ 6,650.00
1" METER SETTERS	$ 390.00	EA.	96	$ 37,440.00
CONNECT TO EXISTING	$ 450.00	EA.	1	$ 450.00
CUT-IN 12" x 8" TEE ON EXISTING	$ 3,500.00	EA.	1	$ 3,500.00
CUT-IN 12" x 6" TEE ON EXISTING	$ 3,200.00	EA.	1	$ 3,200.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	4.0	$ 34,456.50
CEMENT STABILIZED SAND	$ 19.50	L.F.	20	$ 390.00
TESTING & CHLORINATION	$ 0.45	L.F.	6764	$ 3,043.80
ENGINEERING, PLATTING & STAKING (10%)				$ 42,756.83
MISCELLANEOUS ITEMS (2.5%)				$ 10,689.21
TOTAL				**$ 481,014.34**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	1349	$ 33,050.50
6" GATE VALVE & BOX	$ 825.00	EA.	4	$ 3,300.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	10	$ 11,500.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	4	$ 13,640.00
CONNECT TO EXISTING	$ 450.00	EA.	2	$ 900.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	1.0	$ 8,550.00
TESTING & CHLORINATION	$ 0.45	L.F.	1349	$ 607.05
ENGINEERING, PLATTING & STAKING (10%)				$ 7,154.76
MISCELLANEOUS ITEMS (2.5%)				$ 1,788.69
TOTAL				**$ 80,490.99**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	5504	$ 144,480.00
4' DIAMETER MANHOLE	$ 5,100.00	EA.	18	$ 91,800.00
CONNECT TO EXISTING MH WITH OUTSIDE DROP	$ 3,000.00	EA.	2	$ 6,000.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 1,000.00	EA.	1	$ 1,000.00
CLEANOUT	$ 775.00	EA.	1	$ 775.00
4" SERVICE LINES	$ 618.00	EA.	107	$ 66,126.00
4" SERVICE LINES ON EXISTING 10" PVC	$ 800.00	EA.	4	$ 3,200.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	100	$ 4,100.00
ADJUST MH RIM ELEVATION	$ 1,000.00	EA.	8	$ 8,000.00
TRENCH SAFETY	$ 0.10	L.F.	5504	$ 550.40
TESTING & T.V. INSPECTION	$ 1.00	L.F.	5504	$ 5,504.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,153.54
MISCELLANEOUS ITEMS (2.5%)				$ 8,288.39
TOTAL				**$ 372,977.33**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	1254	$ 59,565.00
21" R.C.P.	$ 53.00	L.F.	476	$ 25,228.00
24" R.C.P.	$ 61.00	L.F.	125	$ 7,625.00
27" R.C.P.	$ 66.00	L.F.	474	$ 31,284.00
30" R.C.P.	$ 75.00	L.F.	553	$ 41,475.00
33" R.C.P.	$ 87.00	L.F.	59	$ 5,133.00
36" R.C.P.	$ 98.00	L.F.	130	$ 12,740.00
36" R.C.P. (RUBBER GASKET)	$ 112.00	L.F.	44	$ 4,928.00
42" R.C.P.	$ 130.00	L.F.	198	$ 25,740.00
60" R.C.P.	$ 225.00	L.F.	126	$ 28,350.00
10' CURB INLET	$ 3,925.00	EA.	19	$ 74,575.00
4'x4' STORM SEWER MANHOLE	$ 5,300.00	EA.	4	$ 21,200.00
24" TXDOT HDWL (CH-FW-0)	$ 2,200.00	EA.	1	$ 2,200.00
36" TXDOT HDWL (SETP-PD)	$ 4,500.00	EA.	1	$ 4,500.00
60" TXDOT HDWL (SETP-PD)	$ 6,000.00	EA.	1	$ 6,000.00
ROCK RIP RAP	$ 50.00	S.Y.	72	$ 3,600.00
REMOVE HDWL AND CONN TO EXISTING	$ 775.00	EA.	1	$ 775.00
REMOVE & REPLACE PORTION OF EXISTING RETAINING WALL	$ 1,500.00	L.S.	1	$ 1,500.00
TRENCH SAFETY	$ 0.10	L.F.	3115	$ 311.50
TV INSPECTION	$ 1.25	L.F.	3115	$ 3,893.75
ENGINEERING, PLATTING & STAKING (10%)				$ 35,672.95
MISCELLANEOUS ITEMS (2.5%)				$ 8,918.24
TOTAL				**$ 405,214.44**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	602	$ 28,595.00
10' CURB INLET	$ 3,925.00	EA.	3	$ 11,775.00
CONNECT TO EXISTING	$ 775.00	EA.	2	$ 1,550.00
TRENCH SAFETY	$ 0.10	L.F.	602	$ 60.20
TV INSPECTION	$ 1.25	L.F.	602	$ 752.50
ENGINEERING, PLATTING & STAKING (10%)				$ 4,273.27
MISCELLANEOUS ITEMS (2.5%)				$ 1,068.32
TOTAL				**$ 48,074.29**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	29,003	$ 79,758.25
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	522	$ 78,308.10
6" REINF. CONCRETE STREET PAVEMENT (29 B-B)	$ 33.05	S.Y.	25,675	$ 848,558.75
CONCRETE STREET HEADER	$ 15.00	L.F.	174	$ 2,610.00
ROAD BARRICADE	$ 38.00	L.F.	174	$ 6,612.00
REMOVE ROAD BARRICADE	$ 750.00	EA.	2	$ 1,500.00
TEMPORARY CURB (AT TEMP TURNAROUNDS)	$ 22.00	L.F.	380	$ 8,360.00
5' SIDEWALK	$ 5.00	S.F.	2,835	$ 14,175.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	18	$ 23,400.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	10	$ 15,300.00
STREET NAME BLADE	$ 305.00	EA.	20	$ 6,100.00
ENGINEERING, PLATTING & STAKING (10%)				$ 108,468.21
MISCELLANEOUS ITEMS (2.5%)				$ 27,117.05
TOTAL				**$ 1,220,267.36**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	9654	$ 26,548.50
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	174	$ 26,065.80
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 40.60	S.Y.	4308	$ 174,904.80
8" REINF. STAMPED CONCRETE STREET PAVEMENT	$ 25.75	S.F.	315	$ 8,111.25
MEDIAN NOSE STAMPED CONCRETE	$ 25.75	S.F.	333	$ 8,574.75
6" REINF. CONCRETE STREET PAVEMENT (29 B-B)	$ 33.05	S.Y.	4717	$ 155,896.85
CONCRETE STREET HEADER	$ 15.00	L.F.	50	$ 750.00
ROAD BARRICADE	$ 38.00	L.F.	50	$ 1,900.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	2	$ 2,600.00
SAWCUT CURB & GUTTER	$ 22.00	L.F.	517	$ 11,374.00
6' TRAIL	$ 5.50	S.F.	2400	$ 13,200.00
STRIPING, BUTTONING, ETC. (OWNSBY PKWY & CHURCHILL)	$ 8,000.00	L.S.	1	$ 8,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 2,500.00	L.S.	1	$ 2,500.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	1	$ 1,530.00
STREET NAME BLADE	$ 305.00	EA.	2	$ 610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 44,256.60
MISCELLANEOUS ITEMS (2.5%)				$ 10,400.44
TOTAL				**$ 497,222.98**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 99,178.94	L.S.	1	$ 99,178.94
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	96	$ 24,000.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 160,948.94**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 21,811.89	L.S.	1	$ 21,811.89
TOTAL				**$ 21,811.89**

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised: 08/16/21*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$0	$0	$0
EXCAVATION (DIRECT)	$128,647	$501	$1,991
EXCAVATION (MAJOR IMPROVEMENTS)	$15,926	$61.97	$246.53
RETAINING WALL (MAJOR IMPROVEMENTS)	$135,000	$525.29	$2,089.78
WATER (DIRECT)	$929,716	$3,618	$14,392
WATER (MAJOR IMPROVEMENTS)	$72,668	$282.76	$1,124.90
SANITARY SEWER (DIRECT)	$882,344	$3,433	$13,659
SANITARY SEWER (MAJOR IMPROVEMENTS)	$42,094	$163.79	$651.60
STORM SEWER (DIRECT)	$675,593	$2,629	$10,458
STORM SEWER (MAJOR)	$154,547	$601.35	$2,392.36
PAVING (DIRECT)	$2,739,846	$10,661	$42,412
PAVING (MAJOR IMPROVEMENTS)	$560,126	$2,179.48	$8,670.68
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$344,297	$1,340	$5,330
GRAND TOTAL	**$6,680,804**	**$25,995**	**$103,418**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,000.00	ACRE	13.9	$ 27,800.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.40	C.Y.	33,564	$ 80,552.52
ENGINEERING, PLATTING & STAKING (10%)				$ 11,435.25
MISCELLANEOUS ITEMS (2.5%)				$ 2,858.81
TOTAL				**$ 128,646.59**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	1.1	$ 643.50
BELMONT ROW EXCAVATION (IMPORT)	$ 5.60	C.Y.	1,300	$ 7,280.00
POND EXCAVATION	$ 2.40	C.Y.	2,656	$ 6,374.66
ENGINEERING, PLATTING & STAKING (10%)				$ 1,429.82
MISCELLANEOUS ITEMS (2.5%)				$ 198.09
TOTAL				**$ 15,926.06**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 120,000.00	LS.	1	$ 120,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,000.00
TOTAL				**$ 135,000.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 34.64	L.F.	10828	$ 375,081.92
6" GATE VALVE & BOX	$ 910.00	EA.	25	$ 22,750.00
8" GATE VALVE & BOX	$ 1,365.00	EA.	43	$ 58,695.00
12" GATE VALVE & BOX ON EXISTING	$ 4,650.00	EA.	1	$ 4,650.00
FIRE HYDRANT W/ 6" LEAD	$ 3,725.00	EA.	21	$ 78,225.00
12" X 8" CUT IN TEE ON EXISTING	$ 4,400.00	EA.	1	$ 4,400.00
1" SINGLE WATER SERVICE	$ 800.00	EA.	243	$ 194,400.00
1" SINGLE WATER SERVICE (FUTURE)	$ 800.00	EA.	15	$ 12,000.00
1" SINGLE WATER SERVICE (FOR LOOP)	$ 10.30	LF.	240	$ 2,472.00
1" SINGLE WATER SERVICE (ON EX. 8" WATER, BY BORE)	$ 2,400.00	EA.	6	$ 14,400.00
1" SINGLE WATER SERVICE (ON EX. 12" WATER)	$ 1,000.00	EA.	1	$ 1,000.00
CONNECT TO EXISTING	$ 450.00	EA.	11	$ 4,950.00
MISCELLANEOUS FITTINGS	$ 4,975.00	TON	7.6	$ 38,009.00
CEMENT STABILIZED SAND	$ 22.00	L.F.	18.0	$ 396.00
TRACER WIRE TEST STATIONS	$ 215.00	EA.	42.0	$ 9,030.00
TESTING & CHLORINATION	$ 0.55	L.F.	10828	$ 5,955.40
ENGINEERING, PLATTING & STAKING (10%)				$ 82,641.43
MISCELLANEOUS ITEMS (2.5%)				$ 20,660.36
TOTAL				**$ 929,716.11**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 34.64	L.F.	938	$ 32,492.32
6" GATE VALVE & BOX	$ 910.00	EA.	2	$ 1,820.00
8" GATE VALVE & BOX	$ 1,365.00	EA.	5	$ 6,825.00
12" GATE VALVE & BOX ON EXISTING	$ 4,650.00	EA.	2	$ 9,300.00
FIRE HYDRANT W/ 6" LEAD	$ 3,725.00	EA.	2	$ 7,450.00
12" X 8" CUT IN TEE ON EXISTING	$ 4,400.00	EA.	1	$ 4,400.00
MISCELLANEOUS FITTINGS	$ 4,975.00	TON	0.4	$ 1,791.00
TESTING & CHLORINATION	$ 0.55	L.F.	938	$ 515.90
ENGINEERING, PLATTING & STAKING (10%)				$ 6,459.42
MISCELLANEOUS ITEMS (2.5%)				$ 1,614.86
TOTAL				**$ 72,668.50**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 30.80	L.F.	10893	$ 335,504.40
4' DIAMETER MANHOLE	$ 4,775.00	EA.	37	$ 176,675.00
MANHOLE I & I BARRIERS	$ 345.00	EA.	37	$ 12,765.00
CONNECT TO EXISTING MH WITH OUTSIDE DROP	$ 2,925.00	EA.	3	$ 8,775.00
CONNECT TO EXISTING MH	$ 1,975.00	EA.	3	$ 5,925.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 450.00	EA.	2	$ 900.00
PLUG EX. MH	$ 450.00	EA.	2	$ 900.00
END & PLUG 8" SEWER	$ 50.00	EA.	6	$ 300.00
4" SERVICE LINES	$ 753.00	EA.	235	$ 176,955.00
4" SERVICE LINES (ON EX. 10" PVC)	$ 1,080.00	EA.	2	$ 2,160.00
4" SERVICE LINES (FUTURE)	$ 741.00	EA.	19	$ 14,079.00
4" SERVICE FROM EX. MH IN STREET	$ 3,100.00	EA.	2	$ 6,200.00
4" SERVICES TO BE REMOVED	$ 500.00	LF	7	$ 3,500.00
8" SEWER TO BE REMOVED	$ 15.50	LF	304	$ 4,712.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 67.75	L.F.	218	$ 14,769.50
ADJUST MH RIM ELEVATION	$ 1,280.00	EA.	3	$ 3,840.00
REMOVE AND REPLACE CONCRETE PAVING	$ 195.00	SY	14	$ 2,730.00
TRENCH SAFETY	$ 0.10	L.F.	10893	$ 1,089.30
TESTING & T.V. INSPECTION	$ 1.15	L.F.	10893	$ 12,526.95
ENGINEERING, PLATTING & STAKING (10%)				$ 78,430.62
MISCELLANEOUS ITEMS (2.5%)				$ 19,607.65
TOTAL				**$ 882,344.42**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
10" P.V.C. PIPE (SDR-35)	$ 36.91	L.F.	578	$ 21,333.98
4' DIAMETER MANHOLE	$ 4,775.00	EA.	3	$ 14,325.00
MANHOLE I & I BARRIERS	$ 345.00	EA.	3	$ 1,035.00
TRENCH SAFETY	$ 0.10	L.F.	578	$ 57.80
TESTING & T.V. INSPECTION	$ 1.15	L.F.	578	$ 664.70
ENGINEERING, PLATTING & STAKING (10%)				$ 3,741.65
MISCELLANEOUS ITEMS (2.5%)				$ 935.41
TOTAL				**$ 42,093.54**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 56.50	L.F.	1069	$ 60,398.50
21" R.C.P.	$ 62.50	L.F.	734	$ 45,875.00
24" R.C.P.	$ 71.50	L.F.	962	$ 68,783.00
27" R.C.P.	$ 77.50	L.F.	199	$ 15,422.50
30" R.C.P.	$ 89.00	L.F.	388	$ 34,532.00
30" R.C.P. (RUBBER GASKETED)	$ 98.00	L.F.	71	$ 6,958.00
36" R.C.P.	$ 116.00	L.F.	709	$ 82,244.00
42" R.C.P.	$ 151.00	L.F.	483	$ 72,933.00
42" R.C.P. (RUBBER GASKETED)	$ 172.00	L.F.	52	$ 8,944.00
48" R.C.P. (RUBBER GASKETED)	$ 201.00	L.F.	71	$ 14,271.00
10' CURB INLET	$ 4,100.00	EA.	26	$ 106,600.00
12' CURB INLET	$ 4,475.00	EA.	2	$ 8,950.00
2-GRATE COMBO INLET	$ 5,475.00	EA.	2	$ 10,950.00
4'x4' STORM SEWER MANHOLE	$ 5,450.00	EA.	1	$ 5,450.00
5'x5' STORM SEWER MANHOLE	$ 6,875.00	EA.	1	$ 6,875.00
6'x6' STORM SEWER MANHOLE	$ 9,400.00	EA.	1	$ 9,400.00
21" TXDOT HDWL (SETP-CD)	$ 2,675.00	EA.	1	$ 2,675.00
24" TXDOT HDWL (CH-FW-0)	$ 2,900.00	EA.	1	$ 2,900.00
36" TXDOT HDWL (SETP-PD) (4:1)	$ 3,300.00	EA.	1	$ 3,300.00
36" TXDOT HDWL (SETP-PD) (8:1)	$ 3,800.00	EA.	1	$ 3,800.00
42" TXDOT HDWL (SETP-PD)	$ 4,900.00	EA.	1	$ 4,900.00
48" TXDOT HDWL (SETP-PD)	$ 5,450.00	EA.	1	$ 5,450.00
END & PLUG 21" R.C.P.	$ 55.00	EA.	1	$ 55.00
12" THICK GABION MATTRESS AT HDWL'S	$ 318.00	SY	26	$ 8,268.00
REMOVE EX. 42" RCP	$ 32.50	L.F.	55	$ 1,787.50
REMOVE EXISTING HEADWALL	$ 450.00	EA.	1	$ 450.00
REMOVE HEADWALL & CONN TO EXISTING	$ 775.00	EA.	1	$ 775.00
TRENCH SAFETY	$ 0.10	L.F.	4738	$ 473.80
TV INSPECTION	$ 1.50	L.F.	4738	$ 7,107.00
ENGINEERING, PLATTING & STAKING (10%)				$ 60,052.73
MISCELLANEOUS ITEMS (2.5%)				$ 15,013.18
TOTAL				**$ 675,593.21**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 56.50	L.F.	36	$ 2,034.00
24" R.C.P.	$ 62.50	L.F.	107	$ 6,687.50
27" R.C.P.	$ 77.50	L.F.	110	$ 8,525.00
30" R.C.P.	$ 89.00	L.F.	80	$ 7,120.00
6' X 3' R.C.B.	$ 379.00	L.F.	76	$ 28,804.00
10' CURB INLET	$ 4,100.00	EA.	2	$ 8,200.00
4'X4' STORM MANHOLE	$ 5,450.00	EA.	1	$ 5,450.00
30" TXDOT HDWL (SETP-PD)	$ 3,000.00	EA.	1	$ 3,000.00
6' X 3' RCB TXDOT HDWL (SETB-PD) TYPE "SWO"	$ 5,450.00	EA.	1	$ 5,450.00
6' X 3' RCB TXDOT HDWL (SETB-PD) TYPE "PW"	$ 5,800.00	EA.	1	$ 5,800.00
12" THICK GABION MATTRESS AT POND SPILLWAY	$ 318.00	SY	175	$ 55,650.00
TRENCH SAFETY	$ 0.10	L.F.	409	$ 40.90
TV INSPECTION	$ 1.50	L.F.	409	$ 613.50
ENGINEERING, PLATTING & STAKING (10%)				$ 13,737.49
MISCELLANEOUS ITEMS (2.5%)				$ 3,434.37
TOTAL				**$ 154,546.76**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.85	S.Y.	48,593	$ 187,083.05
HYDRATED LIME (36 LBS/SY)	$ 168.00	TON	875	$ 147,000.00
6" REINF. CONCRETE STREET PAVEMENT (25' B-B)	$ 39.85	S.Y.	9,046	$ 360,483.10
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 39.85	S.Y.	12,114	$ 482,742.90
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 39.85	S.Y.	15,777	$ 628,713.45
7" REINF. CONCRETE ALLEY (12')	$ 58.90	S.Y.	3,841	$ 226,234.90
6" REINF. CONCRETE STREET PAVEMENT - HAND POUR	$ 64.55	SY	670	$ 43,248.50
TEMP STREET PAVEMENT (24' WIDE)	$ 72.70	S.Y.	811	$ 58,959.70
CONCRETE STREET HEADER	$ 20.00	L.F.	116	$ 2,320.00
ROAD BARRICADE	$ 35.00	L.F.	150	$ 5,250.00
BARRIER FREE RAMPS	$ 2,000.00	EA.	26	$ 52,000.00
DETECTABLE WARNING AT ALLEY	$ 1,000.00	EA.	13	$ 13,000.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	302	$ 7,550.00
SAWCUT & REMOVE EX. PAVEMENT	$ 12.00	S.Y.	195	$ 2,340.00
6' SIDEWALK	$ 5.75	S.F.	4,050	$ 23,287.50
5' SIDEWALK	$ 5.75	S.F.	24,045	$ 138,258.75
4' SIDEWALK	$ 5.75	S.F.	5,156	$ 29,647.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,200.00	EA.	13	$ 15,600.00
STREET NAME BLADE	$ 325.00	EA.	36	$ 11,700.00
ENGINEERING, PLATTING & STAKING (10%)				$ 243,541.89
MISCELLANEOUS ITEMS (2.5%)				$ 60,885.47
TOTAL				**$ 2,739,846.21**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.85	S.Y.	3,593	$ 13,833.05
HYDRATED LIME (36 LBS/SY)	$ 168.00	TON	65	$ 10,865.23
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 39.85	S.Y.	3,169	$ 126,284.65
12" TYPE "B" ASPHALT BASE	$ 92.80	S.Y.	1,598	$ 148,294.40
2" TYPE "D" ASPHALT OVERLAY	$ 23.15	S.Y.	3,934	$ 91,072.10
FM 2478 EXCAVATION	$ 15,000.00	LS.	1	$ 15,000.00
SAWCUT EXISTING ASPHALT PAVEMENT	$ 5.25	LF.	1,884	$ 9,891.00
REMOVE EXISTING PAVEMENT	$ 1.75	S.F.	338	$ 591.50
9' SIDEWALK	$ 8.00	S.F.	1,530	$ 12,240.00
6' SIDEWALK	$ 5.75	S.F.	6,132	$ 35,259.00
5' SIDEWALK	$ 5.75	S.F.	260	$ 1,495.00
4' SIDEWALK	$ 5.75	S.F.	1,844	$ 10,603.00
TRAFFIC CONTROL	$ 12,000.00	L.S.	1	$ 12,000.00
4" YELLOW PAVEMENT MARKING	$ 2.65	LF.	1,487	$ 3,940.55
4" WHITE PAVEMENT MARKING	$ 1.35	LF.	2,461	$ 3,322.35
LEFT TURN ARROW PAVEMENT MARKING	$ 300.00	EA.	2	$ 600.00
"ONLY" PAVEMENT MARKING	$ 350.00	EA.	2	$ 700.00
24" WHITE STOP BAR PAVEMENT MARKING	$ 17.00	LF.	15	$ 255.00
STOP SIGN AND POLE 36"X36" (BRANDON INDUSTRIES)	$ 1,300.00	EA.	1	$ 1,300.00
STREET NAME BLADE	$ 325.00	EA.	2	$ 650.00
ENGINEERING, PLATTING & STAKING (10%)				$ 49,819.68
MISCELLANEOUS ITEMS (2.5%)				$ 12,109.09
TOTAL				**$ 560,125.61**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 242,277.37	L.S.	1	$ 242,277.37
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	257	$ 64,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 344,297.37**

MUSTANG LAKES PHASE SEVEN - DIRECT & MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE SEVEN	106.751	171	$8,448,877	$49,409	$79,146
CATEGORY TOTALS	**106.751**	**171**	**$8,448,877**	**$49,409**	**$79,146**

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$0	$0	$0
EXCAVATION (DIRECT)	$497,832	$2,911	$4,663
EXCAVATION (MAJOR IMPROVEMENTS)	$214,299	$1,253.21	$2,007.46
RETAINING WALL (MAJOR IMPROVEMENTS)	$663,536	$3,880.33	$6,215.74
WATER (DIRECT)	$1,138,466	$6,658	$10,665
WATER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
SANITARY SEWER (DIRECT)	$879,025	$5,140	$8,234
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
STORM SEWER (DIRECT)	$1,017,931	$5,953	$9,536
STORM SEWER (DIRECT)	$168,750	$986.84	$1,580.78
PAVING (DIRECT)	$3,548,425	$20,751	$33,240
PAVING (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$320,612	$1,875	$3,003
GRAND TOTAL	**$8,448,877**	**$49,409**	**$79,146**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,675.00	ACRE	15.1	$ 40,443.33
CONSTRUCTION ENTRANCE	$ 3,200.00	EA.	7	$ 22,400.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 6.13	C.Y.	61,937	$ 379,673.81
ENGINEERING, PLATTING & STAKING (10%)				$ 44,251.71
MISCELLANEOUS ITEMS (2.5%)				$ 11,062.93
TOTAL				**$ 497,831.78**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,675.00	ACRE	1.1	$ 2,942.50
POND EXCAVATION	$ 6.13	C.Y.	31,290	$ 191,807.70
ENGINEERING, PLATTING & STAKING (10%)				$ 19,475.02
MISCELLANEOUS ITEMS (2.5%)				$ 73.56
TOTAL				**$ 214,298.78**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 589,810.00	LS.	1	$ 589,810.00
ENGINEERING, PLATTING & STAKING (10%)				$ 58,981.00
MISCELLANEOUS ITEMS (2.5%)				$ 14,745.25
TOTAL				**$ 663,536.25**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 51.50	L.F.	10083	$ 519,274.50
6" GATE VALVE & BOX	$ 1,460.00	EA.	21	$ 30,660.00
8" GATE VALVE & BOX	$ 2,250.00	EA.	27	$ 60,750.00
FIRE HYDRANT W/ 6" LEAD	$ 5,840.00	EA.	21	$ 122,640.00
12" X 8" CUT IN TEE ON EXISTING	$ 9,575.00	EA.	3	$ 28,725.00
C & I FITINGS	$ 6,075.00	TON	5.59	$ 33,959.25
AUTO FLUSH VALVE	$ 10,000.00	EA.	2	$ 20,000.00
1" SINGLE WATER SERVICE	$ 920.00	EA.	155	$ 142,600.00
1" SINGLE WATER SERVICE (FUTURE)	$ 910.00	EA.	6	$ 5,460.00
1" SINGLE WATER SERVICE (ON EX. 8" WATER, BY BORE)	$ 4,125.00	EA.	2	$ 8,250.00
CONNECT TO EXISTING	$ 550.00	EA.	11	$ 6,050.00
16" DIA. STEEL ENCASEMENT BY BORE	$ 466.00	LF.	43	$ 20,038.00
CEMENT STABILIZED SAND	$ 36.50	L.F.	20.0	$ 730.00
TRACER WIRE TEST STATIONS	$ 125.00	EA.	22.0	$ 2,750.00
TESTING & CHLORINATION	$ 1.00	L.F.	10083	$ 10,083.00
ENGINEERING, PLATTING & STAKING (10%)				$ 101,196.98
MISCELLANEOUS ITEMS (2.5%)				$ 25,299.24
TOTAL				**$ 1,138,465.97**
			BUDGET	**$ 1,037,268.99**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 39.35	L.F.	6521	$ 256,601.35
8" P.V.C. PIPE (SDR-26)	$ 53.25		734	$ 39,085.50
END AND PLUG 8' SEWER	$ 75.00		1	$ 75.00
4' DIAMETER MANHOLE	$ 5,175.00	EA.	27	$ 139,725.00
MANHOLE I & I BARRIERS	$ 420.00	EA.	31	$ 13,020.00
4' DIAMETER MANHOLE OVER EX. LINE W/ CONC PVMT REPLAC	$ 5,950.00	EA.	5	$ 29,750.00
DROP CONNECT TO EXISTING MANHOLE	$ 10,500.00		1	$ 10,500.00
CONNECT TO EXISTING MH	$ 2,200.00	EA.	2	$ 4,400.00
ADJUST MH RIM ELEVATION	$ 550.00		1	$ 550.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 550.00	EA.	4	$ 2,200.00
16" STEEL ENCASEMENT PIPE BY OPEN CUT	$ 227.00	EA.	161	$ 36,547.00
16" BY BORE	$ 468.00		137	$ 64,116.00
REMOVE MANHOLE & 159 LF PIPE	$ 800.00	LS.	1	$ 800.00
REMOVE EX 8" SEWER	$ 18.00		43	$ 774.00
REMOVE EX 6" SEWER	$ 18.00		116	$ 2,088.00
REMOVE 4" SERVICE LINE & PLUG	$ 575.00	LS.	2	$ 1,150.00
4" SERVICE LINES	$ 945.00	EA.	127	$ 120,015.00
LOCATE & EXTEND 4" SERVICE LINES	$ 660.00	EA.	5	$ 3,300.00
4" SERVICE LINES (ON EX. 10" PVC)	$ 1,150.00	EA.	5	$ 5,750.00
4" SERVICE OFF 8" ALYSHEBA	$ 1,255.00		1	$ 1,255.00
4' SERVICE OFF 12"	$ 1,200.00		11	$ 13,200.00
4' SERVICE OFF 15"	$ 1,400.00		2	$ 2,800.00
4" SERVICE LINES ON EX. 8" PVC W/ CONC PVMT REPLACEMEN	$ 3,400.00	EA.	2	$ 6,800.00
REMOVE AND REPLACE CONCRETE	$ 175.00		37	$ 6,475.00
TRAFFIC CONTROL	$ 1,500.00		2	$ 3,000.00
LOCATE/VERIFY EX. SERVICE LINE	$ -	EA.	0	$ -
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 120.00	L.F.	36	$ 4,320.00
TRENCH SAFETY	$ 0.10	L.F.	7255	$ 725.50
TESTING & T.V. INSPECTION	$ 1.70	L.F.	7255	$ 12,333.50
ENGINEERING, PLATTING & STAKING (10%)				$ 78,135.59
MISCELLANEOUS ITEMS (2.5%)				$ 19,533.90
TOTAL				**$ 879,025.33**
			BUDGET	**$ 800,889.75**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 63.75	L.F.	436	$ 27,795.00
18" R.C.P. GASKET	$ 72.00	L.F.	80	$ 5,760.00
21" R.C.P.	$ 69.50	L.F.	293	$ 20,363.50
21" R.C.P. GASKET	$ 81.50	L.F.	84	$ 6,846.00
24" R.C.P.	$ 79.50	L.F.	1393	$ 110,743.50
24" R.C.P. GASKET	$ 64.00	L.F.	64	$ 4,096.00
30" R.C.P.	$ 98.00	L.F.	752	$ 73,696.00
30" R.C.P. GASKET	$ 108.00	L.F.	283	$ 30,564.00
36" R.C.P. GASKET	$ 152.50	L.F.	379	$ 57,797.50
42" R.C.P. GASKET	$ 193.00	L.F.	66	$ 12,738.00
10' CURB INLET	$ 5,350.00	EA.	20	$ 107,000.00
10' CURB INLET W/ DEBRIS SEPERATOR	$ 13,950.00	EA.	3	$ 41,850.00
15' CURB INLET	$ 7,050.00	EA.	9	$ 63,450.00
15' CURB INLET W/ DEBRIS SEPERATOR	$ 19,550.00	EA.	1	$ 19,550.00
4'x4' STORM SEWER MANHOLE	$ 6,750.00	EA.	8	$ 54,000.00
5' X 5' MH	$ 9,425.00	EA.	1	$ 9,425.00
21" TXDOT HDWL (CH-FW-0)	$ 8,300.00	EA.	1	$ 8,300.00
30" TXDOT HDWL (SETP-PD)	$ 4,500.00	EA.	2	$ 9,000.00
36" TXDOT HDWL (SETP-PD)	$ 6,050.00	EA.	1	$ 6,050.00
42" TXDOT HDWL	$ 6,500.00	EA.	1	$ 6,500.00
GROUTED ROCK RIP RAP W/ FILTER FABRIC	$ 45.00	SY	30	$ 1,350.00
5' X 10' GABION BASKET 12"	$ 2,825.00		1	$ 2,825.00
10' X 10' GABION BASKET 12"	$ 5,050.00		2	$ 10,100.00
DEBRIS SEPERATOR MAIN LINE	$ 39,800.00		5	$ 199,000.00
PUMP DOWN PONDS	$ 2,450.00		2	$ 4,900.00
REMOVE EXISTING DROP INLET	$ 550.00		1	$ 550.00
REMOVE HEADWALL & CONN TO EXISTING	$ 650.00	EA.	2	$ 1,300.00
REMOVE PLUG & CONNECT TO EX. RCP	$ 525.00		6	$ 3,150.00
TRENCH SAFETY	$ 0.10	L.F.	3830	$ 383.00
TV INSPECTION	$ 1.50	L.F.	3830	$ 5,745.00
ENGINEERING, PLATTING & STAKING (10%)				$ 90,482.75
MISCELLANEOUS ITEMS (2.5%)				$ 22,620.69
TOTAL				**$ 1,017,930.94**
			BUDGET	**$ 1,081,198.19**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
DETENTION POND & OUTFALL	$ 150,000.00	L.S.	1	$ 150,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 15,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,750.00
TOTAL				**$ 168,750.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.95	S.Y.	46,961	$ 185,495.95
HYDRATED LIME (36 LBS/SY)	$ 230.00	TON	845	$ 194,396.00
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 53.10	S.Y.	23,746	$ 1,260,912.60
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 53.10	S.Y.	18,219	$ 967,428.90
6" CONCRETE CURB & GUTTER	$ 31.00	L.F.	148	$ 4,588.00
STREET HEADER	$ 25.00	L.F.	30	$ 750.00
END OF ROAD BARRICADE	$ 38.00	L.F.	30	$ 1,140.00
REMOVE END OF ROAD BARRICADE	$ 600.00	L.F.	5	$ 3,000.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	540	$ 13,500.00
SAWCUT AND REMOVE EXISTING PAVEMENT	$ 13.00		592	$ 7,696.00
6' SIDEWALK	$ 45.00	L.F.	7,563	$ 340,335.00
5' SIDEWALK	$ 37.50	L.F.	1,973	$ 73,987.50
8' SIDEWALK	$ 72.00	L.F.	88	$ 6,336.00
BARRIER FREE RAMPS	$ 2,800.00	EA.	25	$ 70,000.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,110.00	EA.	10	$ 11,100.00
STREET NAME BLADE	$ 355.00	EA.	38	$ 13,490.00
ENGINEERING, PLATTING & STAKING (10%)				$ 315,415.60
MISCELLANEOUS ITEMS (2.5%)				$ 78,853.90
TOTAL				**$ 3,548,425.44**
			BUDGET	**$ 3,233,009.85**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 240,092.36	L.S.	1	$ 240,092.36
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	171	$ 42,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 320,612.36**

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

Prepared: 9/26/2023 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$0	$0	$0
EXCAVATION (DIRECT)	$325,946	$1,177	$3,155
EXCAVATION (MAJOR IMPROVEMENTS)	$142,097	$512.99	$1,375.58
RETAINING WALL (MAJOR IMPROVEMENTS)	$450,000	$1,624.55	$4,356.24
WATER (DIRECT)	$1,559,651	$5,631	$15,098
WATER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
SANITARY SEWER (DIRECT)	$1,570,362	$5,669	$15,202
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
STORM SEWER (DIRECT)	$1,457,389	$5,261	$14,108
STORM SEWER (DIRECT)	$168,750	$609.21	$1,633.59
PAVING (DIRECT)	$3,326,530	$12,009	$32,203
PAVING (MAJOR IMPROVEMENTS)	$869,931	$3,140.55	$8,421.40
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$906,031	$3,271	$8,771
GRAND TOTAL	**$10,776,687**	**$38,905**	**$104,324**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

Prepared: 9/26/2023 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,000.00	ACRE	15.6	$ 31,200.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	7	$ 14,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.65	C.Y.	66,666	$ 176,664.90
SURCHARGE - HAUL TO STOCKPILE	$ 2.45	C.Y.	27,700	$ 67,865.00
ENGINEERING, PLATTING & STAKING (10%)				$ 28,972.99
MISCELLANEOUS ITEMS (2.5%)				$ 7,243.25
TOTAL				**$ 325,946.14**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	1.5	$ 877.50
POND EXCAVATION	$ 2.65	C.Y.	23,720	$ 62,858.00
SURCHARGE - HAUL TO STOCKPILE	$ 2.45	C.Y.	25,540	$ 62,573.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,630.85
MISCELLANEOUS ITEMS (2.5%)				$ 3,157.71
TOTAL				**$ 142,097.06**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 400,000.00	LS.	1	$ 400,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 40,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 10,000.00
TOTAL				**$ 450,000.00**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 53.50	L.F.	12057	$ 645,049.50
6" GATE VALVE & BOX	$ 1,700.00	EA.	23	$ 39,100.00
8" GATE VALVE & BOX	$ 2,450.00	EA.	35	$ 85,750.00
FIRE HYDRANT ASSEMBLY W/ 6" LEAD	$ 6,000.00	EA.	23	$ 138,000.00
2" AUTOMATIC FLUSHING VALVE & BOX	$ 12,000.00	EA.	4	$ 48,000.00
REMOVE PLUG & CONNECT TO EX. 8" WATER	$ 500.00	EA.	9	$ 4,500.00
MISCELLANEOUS FITTINGS	$ 5,000.00	TON	6.90	$ 34,500.00
10" X 8" TAPPING SLEEVE	$ 7,500.00	EA.	1	$ 7,500.00
12" x 8" TAPPING SLEEVE	$ 15,000.00	EA.	2	$ 30,000.00
2" IRRIGATION SERVICE	$ -	EA.	2	$ -
1" DOMESTIC SERVICE	$ 1,150.00	EA.	228	$ 262,200.00
1" DOMESTIC SERVICE ON EX. LINE	$ 1,350.00	EA.	30	$ 40,500.00
REMOVE 1" DOMESTIC WATER SERVICE	$ 150.00	LF.	240	$ 36,000.00
REMOVE 8" WATERLINE	$ 100.00	LF.	7	$ 700.00
TRACER WIRE TEST STATIONS	$ 100.00	EA.	25.0	$ 2,500.00
TESTING & CHLORINATION	$ 1.00	L.F.	12057	$ 12,057.00
ENGINEERING, PLATTING & STAKING (10%)				$ 138,635.65
MISCELLANEOUS ITEMS (2.5%)				$ 34,658.91
TOTAL				**$ 1,559,651.06**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

Prepared: 9/26/2023 *Revised:*

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. (SDR-35)	$ 45.00	L.F.	10343	$ 465,435.00
8" P.V.C. (SDR-26)	$ 55.00	L.F.	1058	$ 58,190.00
4' DIAMETER MANHOLE	$ 7,000.00	EA.	45	$ 315,000.00
5' DIA DROP MANHOLE	$ 12,000.00	EA.	5	$ 60,000.00
BUILD 4' DIA MANHOLE OVER EX. 8" SANITARY SEWER LINE	$ 8,000.00	EA.	2	$ 16,000.00
BUILD 5' DIA MANHOLE OVER EX. 8" SANITARY SEWER LINE	$ 15,000.00	EA.	1	$ 15,000.00
8" CLEAN-OUT	$ 5,000.00	EA.	10	$ 50,000.00
REMOVE PLUG & CONNECT TO EXISTING MANHOLE	$ 2,000.00	EA.	1	$ 2,000.00
REMOVE PLUG & CONNECT TO EXISTING SEWER LINE	$ 1,000.00	EA.	4	$ 4,000.00
4" SANITARY SEWER SERVICE	$ 1,200.00	EA.	215	$ 258,000.00
4" SANITARY SEWER SERVICE ON EXIST. LINE	$ 15,000.00	EA.	7	$ 105,000.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 80.00	L.F.	45	$ 3,600.00
MANHOLE I & I BARRIERS	$ 400.00	EA.	45	$ 18,000.00
TRENCH SAFETY	$ 0.25	L.F.	11401	$ 2,850.25
TESTING & T.V. INSPECTION	$ 2.00	L.F.	11401	$ 22,802.00
ENGINEERING, PLATTING & STAKING (10%)				$ 139,587.73
MISCELLANEOUS ITEMS (2.5%)				$ 34,896.93
TOTAL				**$ 1,570,361.91**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

Prepared: 9/26/2023 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 73.00	L.F.	1163	$ 84,899
21" R.C.P.	$ 79.50	L.F.	1814	$ 144,213
24" R.C.P.	$ 92.00	L.F.	563	$ 51,796
27" R.C.P.	$ 105.00	L.F.	827	$ 86,835
30" R.C.P.	$ 118.00	L.F.	283	$ 33,394
33" R.C.P.	$ 134.00	L.F.	102	$ 13,668
36" R.C.P.	$ 150.00	L.F.	527	$ 79,050
42" R.C.P.	$ 182.00	L.F.	1071	$ 194,922
48" R.C.P.	$ 214.00	L.F.	267	$ 57,138
54" R.C.P.	$ 246.00	L.F.	50	$ 12,300
10' CURB INLET	$ 6,975.00	EA.	30	$ 209,250
15' CURB INLET	$ 8,500.00	EA.	1	$ 8,500
10' RECESSED CURB INLET	$ 7,500.00	EA	1	$ 7,500
15' RECESSED CURB INLET	$ 9,500.00	EA	1	$ 9,500
4'x4' JUNCTION BOX	$ 8,500.00	EA.	5	$ 42,500
5' X 5' JUNCTION BOX	$ 9,750.00	EA.	1	$ 9,750
6' X 6' JUNCTION BOX	$ 11,000.00	EA.	2	$ 22,000
DEBRIS SEPARATOR	$ 41,900.00	EA.	3	$ 125,700
10' CURB INLET WITH DEBRIS SEPARATOR	$ 15,000.00	EA	4	$ 60,000
21" TXDOT SETP-PD HEADWALL (NO PIPE RUNNERS)	$ 3,000.00	EA	3	$ 9,000
24" TXDOT SETP-PD HEADWALL (NO PIPE RUNNERS)	$ 3,125.00	EA	1	$ 3,125
27" TXDOT SETP-PD HEADWALL (NO PIPE RUNNERS)	$ 3,250.00	EA	1	$ 3,250
48" TXDOT SETP-PD HEADWALL (NO PIPE RUNNERS)	$ 4,000.00	EA	1	$ 4,000
54" TXDOT HDWL (SETP-PD)	$ 4,500.00	EA.	1	$ 4,500
CONNECT TO EXISTING PIPE	$ 1,000.00	EA	1	$ 1,000
REMOVE EXISTING 21" HEADWALL & 15 LF OF EXIST. 21" RCP	$ 1,500.00	EA.	1	$ 1,500
REMOVE EXISTING 36" HEADWALL	$ 1,500.00	EA	1	$ 1,500
REMOVE EXISTING 42" HEADWALL	$ 1,500.00	EA	1	$ 1,500
REMOVE EXISTING 5' X 5' WYE INLET	$ 1,500.00	EA	1	$ 1,500
TRENCH SAFETY	$ 0.25	L.F.	6667	$ 1,667
TV INSPECTION	$ 1.50	L.F.	6667	$ 10,001
ENGINEERING, PLATTING & STAKING (10%)				$ 129,546
MISCELLANEOUS ITEMS (2.5%)				$ 32,386
TOTAL				**$ 1,457,389**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
DETENTION POND & OUTFALL	$ 150,000.00	L.S.	1	$ 150,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 15,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,750.00
TOTAL				**$ 168,750.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

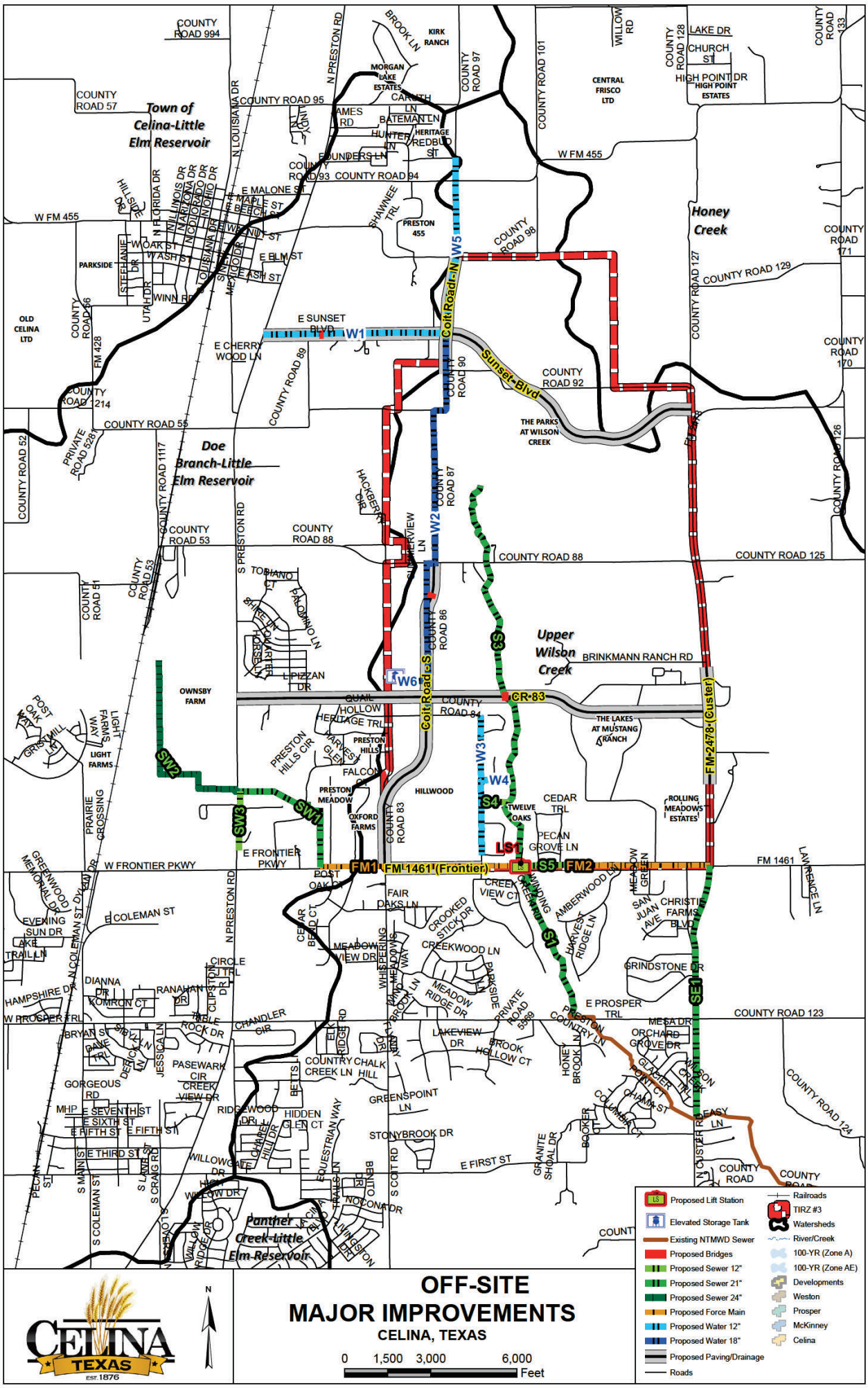
Prepared: 9/26/2023 *Revised:*

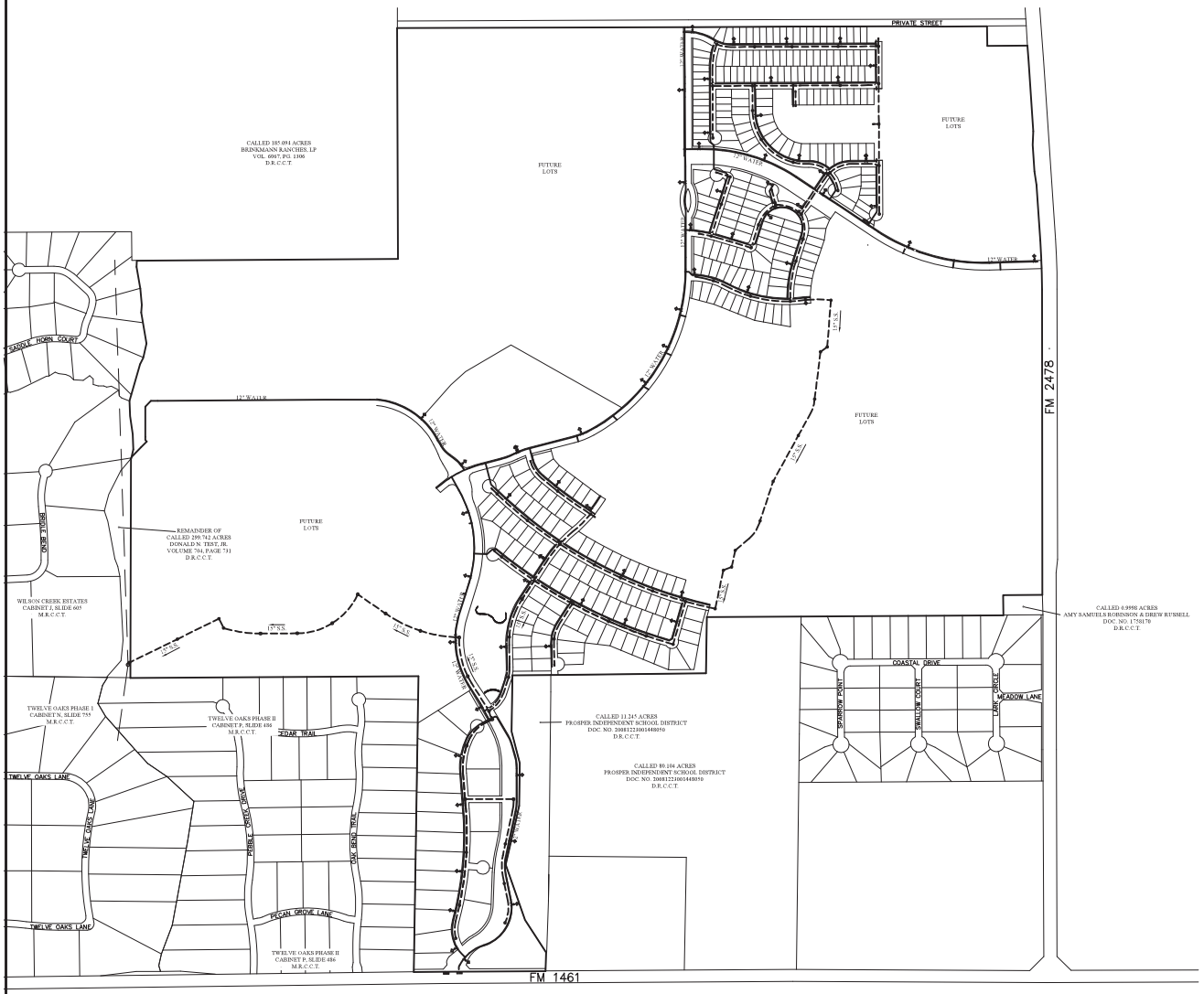
PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 4.00	S.Y.	50,443	$ 201,772.00
HYDRATED LIME (36 LBS/SY)	$ 335.00	TON	907	$ 303,845.00
7" REINF. CONCRETE STREET PAVEMENT (24' F-F)	$ 51.00	S.Y.	5,020	$ 256,020.00
7" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 51.00	S.Y.	34,280	$ 1,748,280.00
REMOVE ROAD BARRICADE	$ 800.00	EA.	4	$ 3,200.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	412	$ 10,300.00
BARRIER FREE RAMPS	$ 3,000.00	EA.	27	$ 81,000.00
5' SIDEWALK	$ 7.70	S.F.	32,305	$ 248,748.50
6' SIDEWALK	$ 7.70	S.F.	2,850	$ 21,945.00
REMOVE EXISTING 6' SIDEWALK	$ 5.00	L.F.	186	$ 930.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,900.00	EA.	16	$ 30,400.00
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 500.00	EA.	51	$ 25,500.00
NO OUTLET PLACARD	$ 275.00	EA.	9	$ 2,475.00
4" WHITE PAVEMENT MARKING	$ 20.00	L.F.	1,050	$ 21,000.00
PAVEMENT MARKING (LEFT TURN ARROW)	$ 750.00	EA.	1	$ 750.00
PAVEMENT MARKING (ONLY)	$ 750.00	EA.	1	$ 750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 295,691.55
MISCELLANEOUS ITEMS (2.5%)				$ 73,922.89
TOTAL				**$ 3,326,529.94**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 74.00	S.Y.	4,687	$ 346,838.00
HYDRATED LIME (36 LBS/SY)	$ 335.00	TON	85	$ 28,475.00
9" REINF. CONCRETE STREET PAVEMENT (25' B-B)	$ 75.00	S.Y.	4,040	$ 303,000.00
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 285.00	S.Y.	77	$ 21,945.00
INSTALL CURB AND GUTTER	$ 30.00	L.F.	218	$ 6,540.00
REMOVE ROAD BARRICADE	$ 800.00	EA.	1	$ 800.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	461	$ 11,525.00
SAWCUT & REMOVE EXISTING PAVEMENT	$ 3.00	S.F.	7,683	$ 23,049.00
BARRIER FREE RAMPS	$ 3,000.00	EA.	2	$ 6,000.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,900.00	EA.	1	$ 1,900.00
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 500.00	EA.	2	$ 1,000.00
4" WHITE PAVEMENT MARKING	$ 20.00	L.F.	1,050	$ 21,000.00
PAVEMENT MARKING (LEFT TURN ARROW AND ONLY)	$ 1,200.00	EA.	1	$ 1,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 77,327.20
MISCELLANEOUS ITEMS (2.5%)				$ 19,331.80
TOTAL				**$ 869,931.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 318,315.14	L.S.	1	$ 318,315.14
CONSTRUCTION MANAGEMENT	$ 438,695.85		1	$ 438,695.85
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
PID CREATION	$ 50,000.00		1	$ 50,000.00
MATERIAL TESTING	$ 250.00	LOT.	277	$ 69,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 906,030.99**

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS


OFF-SITE
MAJOR IMPROVEMENTS
CELINA, TEXAS
0 1,500 3,000 6,000
Feet
N
CELINA TEXAS
est. 1876
Proposed Lift Station
Elevated Storage Tank
Existing NTMWD Sewer
Proposed Bridges
Proposed Sewer 12"
Proposed Sewer 21"
Proposed Sewer 24"
Proposed Force Main
Proposed Water 12"
Proposed Water 18"
Proposed Paving/Drainage
Roads
Railroads
TIRZ #3
Watersheds
River/Creek
100-YR (Zone A)
100-YR (Zone AE)
Developments
Weston
Prosper
McKinney
Celina
Town of Celina-Little Elm Reservoir
Doe Branch-Little Elm Reservoir
Panther Creek-Little Elm Reservoir
Upper Wilson Creek
Honey Creek
Coit Road-N
Coit Road-S
Sunset-Blvd
FM-2478-(Custer)
FM 1461 (Frontier)
W1
W2
W3
W4
W5
W6
S1
S2
S3
S4
S5
LS1
SW1
SW2
SW3
FM1
FM2
COUNTY ROAD 994
COUNTY ROAD 57
COUNTY ROAD 95
COUNTY ROAD 93
COUNTY ROAD 94
COUNTY ROAD 97
COUNTY ROAD 101
COUNTY ROAD 98
COUNTY ROAD 127
COUNTY ROAD 129
COUNTY ROAD 171
COUNTY ROAD 170
COUNTY ROAD 133
COUNTY ROAD 126
COUNTY ROAD 125
COUNTY ROAD 92
COUNTY ROAD 90
COUNTY ROAD 89
COUNTY ROAD 88
COUNTY ROAD 87
COUNTY ROAD 86
COUNTY ROAD 84
COUNTY ROAD 83
COUNTY ROAD 55
COUNTY ROAD 53
COUNTY ROAD 52
COUNTY ROAD 51
COUNTY ROAD 1214
COUNTY ROAD 1117
W FM 455
E FM 455
FM 428
W FRONTIER PKWY
E FRONTIER PKWY
E COLEMAN ST
E PROSPER TRL
COUNTY ROAD 123
COUNTY ROAD 124
E FIRST ST
BRINKMANN RANCH RD
CR-83
FM 1461
N PRESTON RD
S PRESTON RD
N COLEMAN ST
S COLEMAN ST
S COTT RD
N CUSTER RD
E MALONE ST
E MAPLE ST
E BEECH ST
E WALNUT ST
E OAK ST
E ASH ST
E ELM ST
E SUNSET BLVD
E CHERRY WOOD LN
W PROSPER TRL
E SEVENTH ST
E SIXTH ST
E FIFTH ST
E THIRD ST
OLD CELINA LTD
PARKSIDE
CENTRAL FRISCO LTD
HIGH POINT ESTATES
MORGAN LAKE ESTATES
KIRK RANCH
PRESTON 455
THE PARKS AT WILSON CREEK
THE LAKES AT MUSTANG RANCH
ROLLING MEADOWS ESTATES
CHRISTIE FARMS BLVD
LIGHT FARMS
PRAIRIE CROSSING
PRESTON MEADOW
PRESTON HILLS
HILLWOOD
OWNSBY FARM
OXFORD FARMS
TWELVE OAKS
CEDAR TRL
PECAN GROVE LN
QUAIL HOLLOW HERITAGE TRL
FALCON CT
PRESTON HILLS CIR
WARNER GLEN
POST OAK CT
POST OAK WAY
GRIST MILL LN
LIGHT FARMS WAY
GREENWOOD MEMORIAL DR
EVENING SUN DR
LAKE TRAIL LN
HAMPSHIRE DR
DIANNA DR
KOMRON CT
RANAHAN DR
CLIPSTON DR
CIRCLE J TRL
TABLE ROCK DR
CHANDLER CIR
BRYAN ST
DAVE TRL
JESSICA LN
DERICK LN
PASEWARK CIR
CREEK VIEW DR
GORGEOUS RD
MHP
RIDGEWOOD DR
HIDDEN GLEN CT
COUNTRY CHALK CREEK LN
HILL
GREENSPOINT LN
STONYBROOK DR
WILLOWGATE DR
WILLOW DR
EQUESTRIAN WAY
BENITO DR
NOCONA DR
TRAILS LN
CHANNEL HILL DR
S MAIN ST
S LAMAR ST
S CRAIG RD
PECAN ST
CLOVER ST
WILLOW RIDGE DR
FAIR OAKS LN
CREEK VIEW CT
CROOKED STICK DR
CEDAR BEND CT
MEADOW VIEW DR
WHISPERING MEADOWS WAY
MEADOW RIDGE DR
PARKSIDE
PRIVATE ROAD 5589
CREEKWOOD LN
LAKEVIEW DR
BROOK HOLLOW CT
HONEY BROOK LN
COUNTRY LN
MESA DR
ORCHARD GROVE DR
GLACIER TRL
GLACIER POINT CT
CHAMA ST
COLUMBINE CT
BOOKER CT
GRANITE SHOAL DR
EASY LN
GRINDSTONE DR
AMBERWOOD LN
HARVEST RIDGE LN
MEADOW GREEN
SAN JUAN AVE
LAWRENCE LN
WINDING CREEK RD
SHAWNEE TRL
HUNTER LN
FOUNDERS LN
BATEMAN LN
CARUTH LN
JAMES RD
HERITAGE REDBUD ST
CHURCH ST
LAKE DR
HIGH POINT DR
WILLOW RD
BROOK LN
HACKBERRY CIR
SUMMERVIEW LN
TOBIANO CT
PALOMINO LN
SHIRE LN
L PIZZAN DR
PRIVATE ROAD 5261
FLORIDA DR
ILLINOIS DR
ARIZONA DR
COLORADO DR
OHIO DR
LOUISIANA DR
MISSOURI DR
UTAH DR
STEPHANIE DR
WINN RD
HILLSIDE DR



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

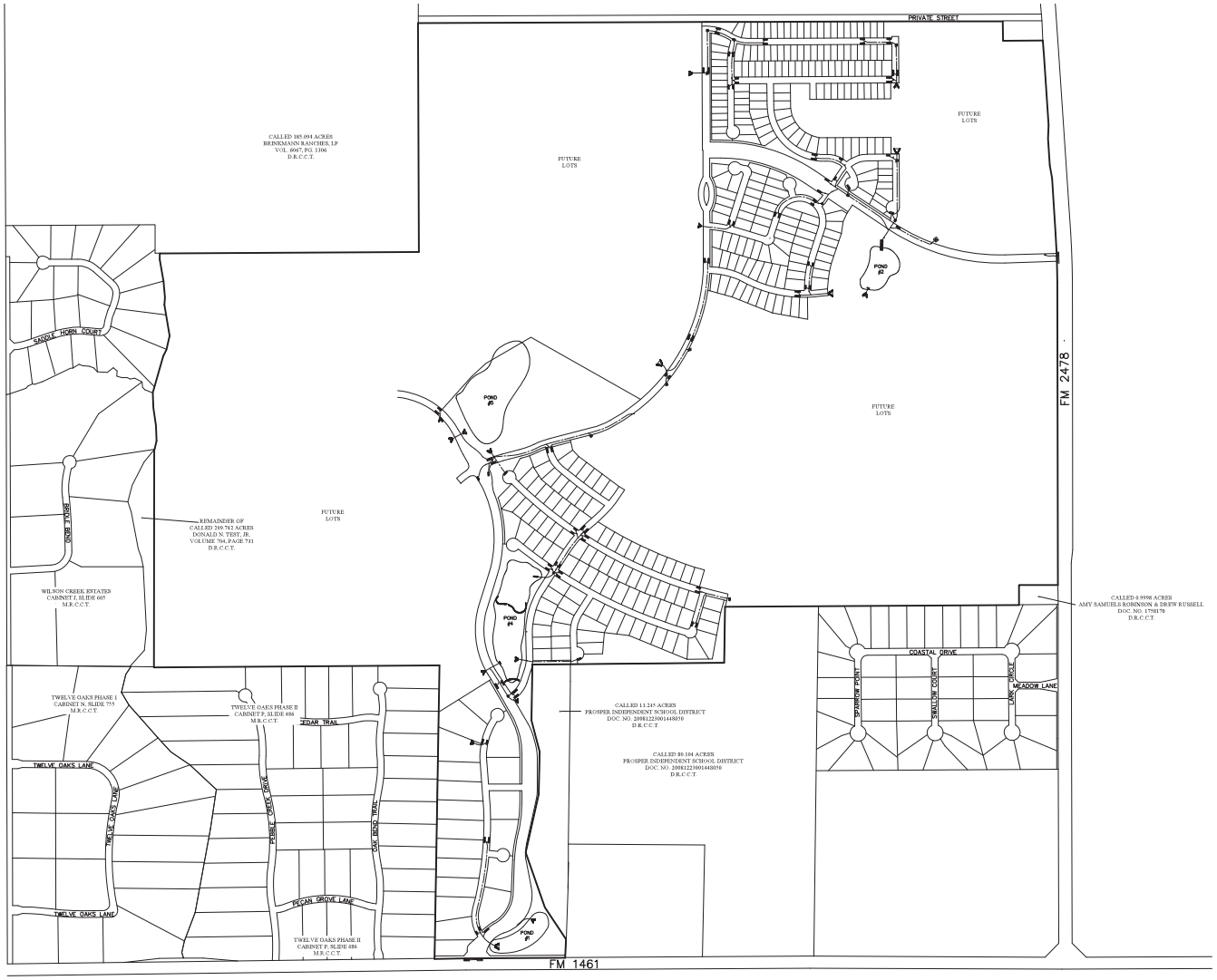
PROPOSED SANITARY SEWER MANHOLE	⊙
PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)	– –
PROPOSED FIRE HYDRANT	
PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)	—

WATER & SANITARY SEWER EXHIBIT

LAKES AT MUSTANG RANCH
PHASE I

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

V:\0502502-01\WS-EXHIBIT 2014-10-16.dwg, PH1 WATER & SEWER, 10/2/2014 3:48:19 PM, aragon, Dowdey, Anderson & Associates, Inc., JWC



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

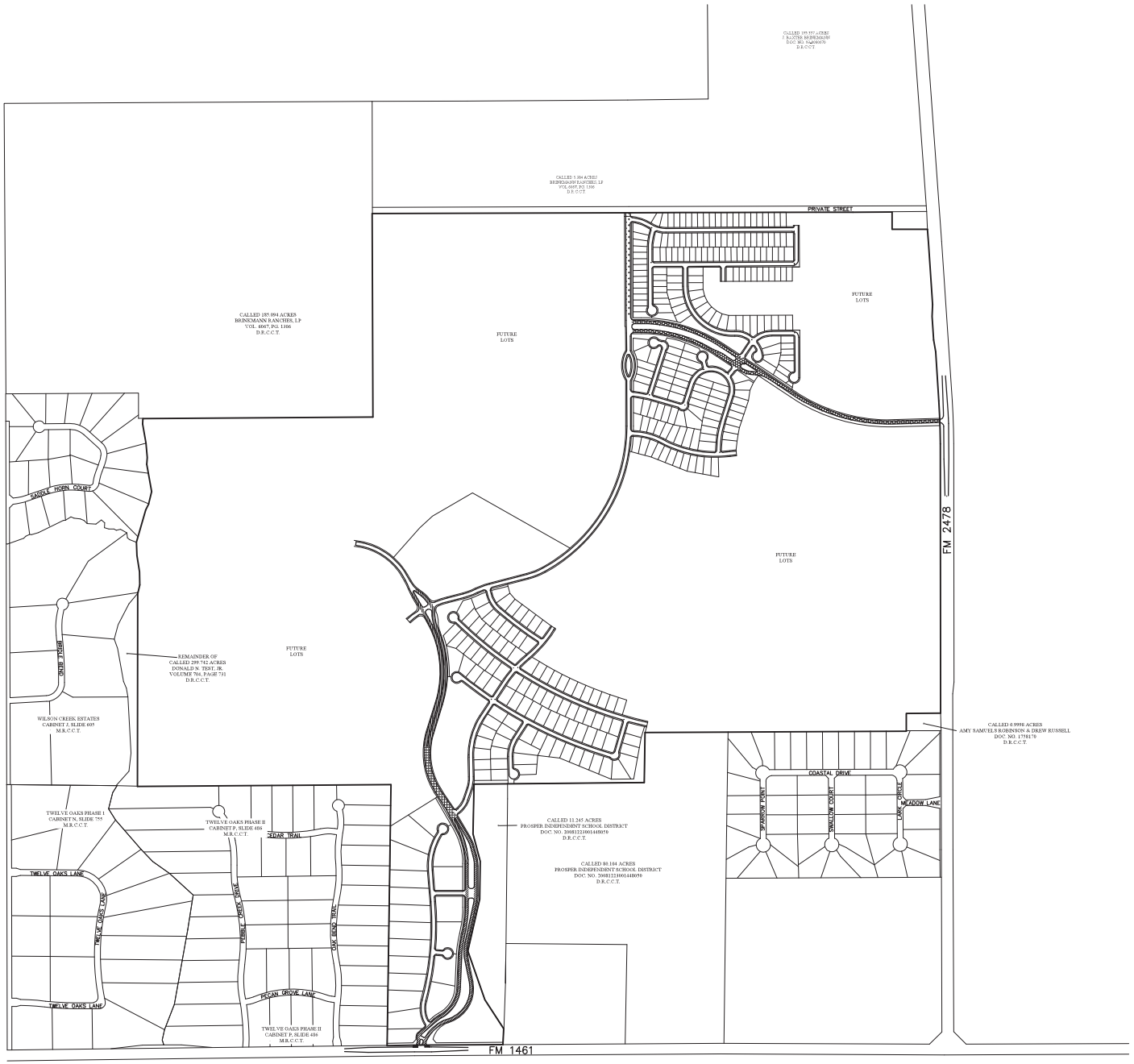
PROPOSED HEADWALL

STORM SEWER & DETENTION EXHIBIT

LAKES AT MUSTANG RANCH PHASE I

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

V:\0082\2005\02-01\WS EXHIBIT 2014-10-16.dwg, PH1 STORM & DETENTION, 10/2/2014 3:47:48 PM, engan, Dowdey, Anderson & Associates, Inc., JWC



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

45' B-B
37' B-B
2-25' B-B
2-23' B-B

ALL OTHER STREETS
SHALL BE 31' B-B.

PAVING EXHIBIT

LAKES AT MUSTANG RANCH
PHASE I

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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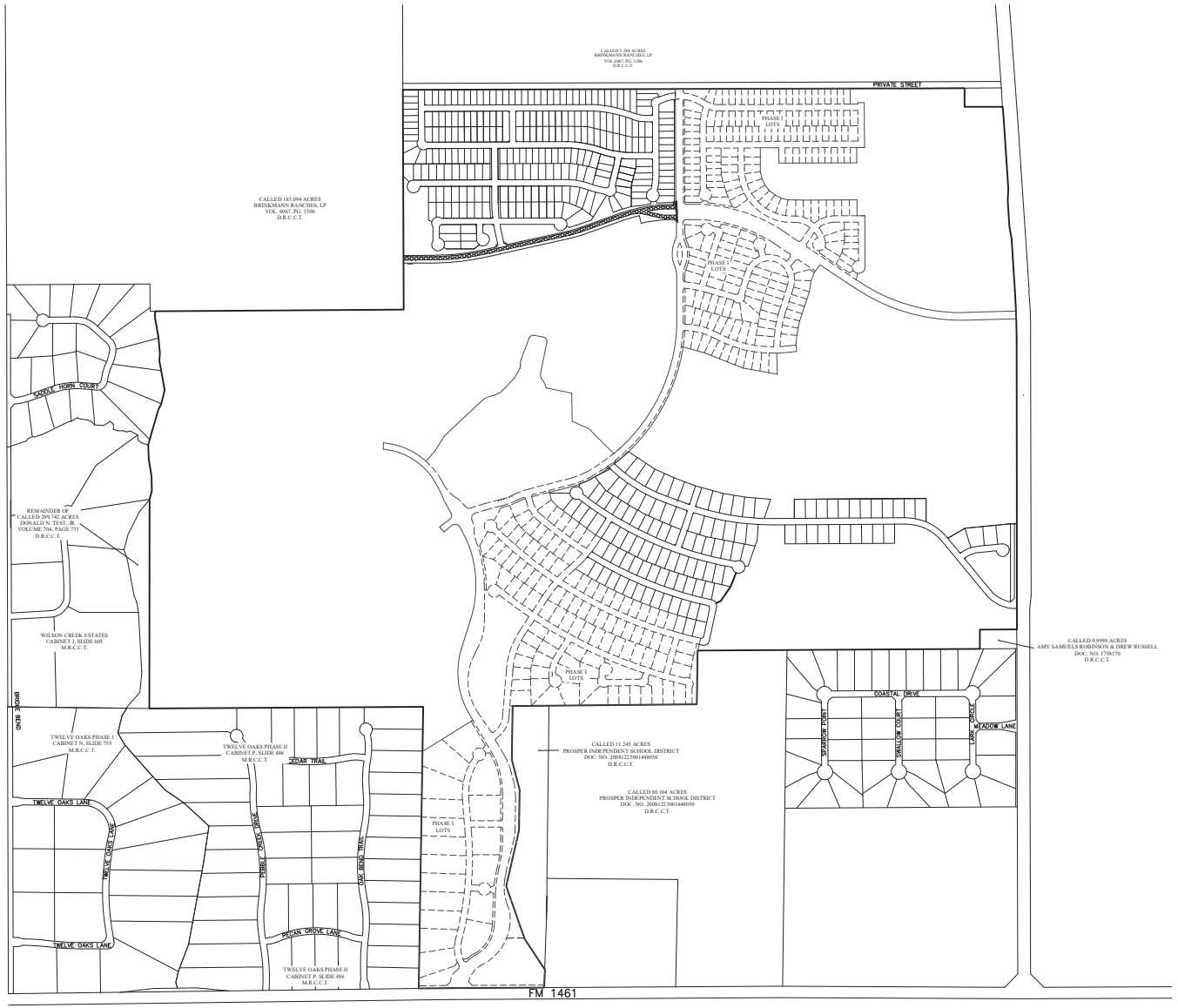

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

2-25' B-B

ALL OTHER STREETS
SHALL BE 31' B-B.

PAVING EXHIBIT

MUSTANG LAKES
PHASE TWO

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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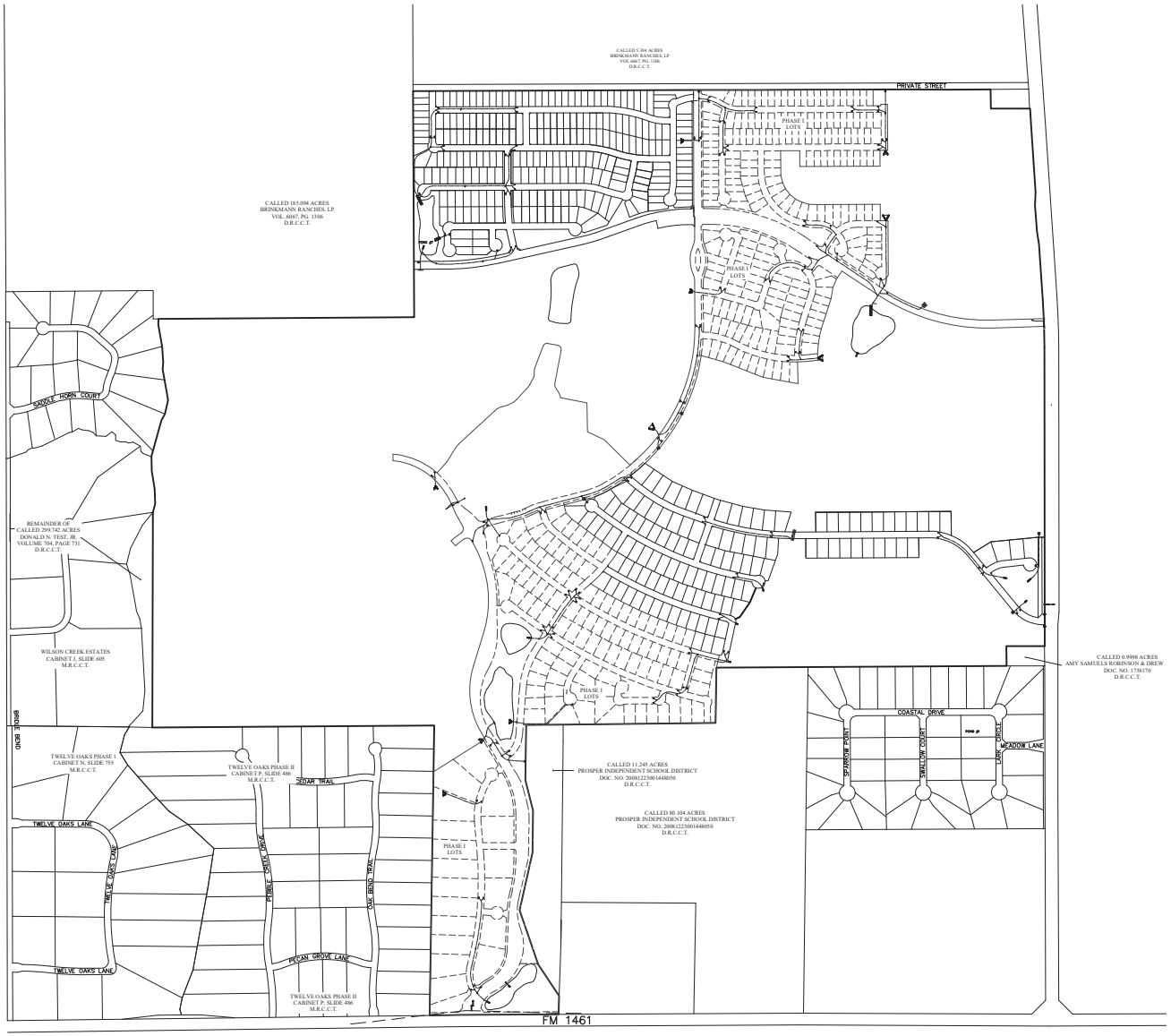

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

PH 1 STORM SEWER MAIN

PROPOSED HEADWALL

STORM SEWER & DETENTION EXHIBIT

MUSTANG LAKES
PHASE TWO

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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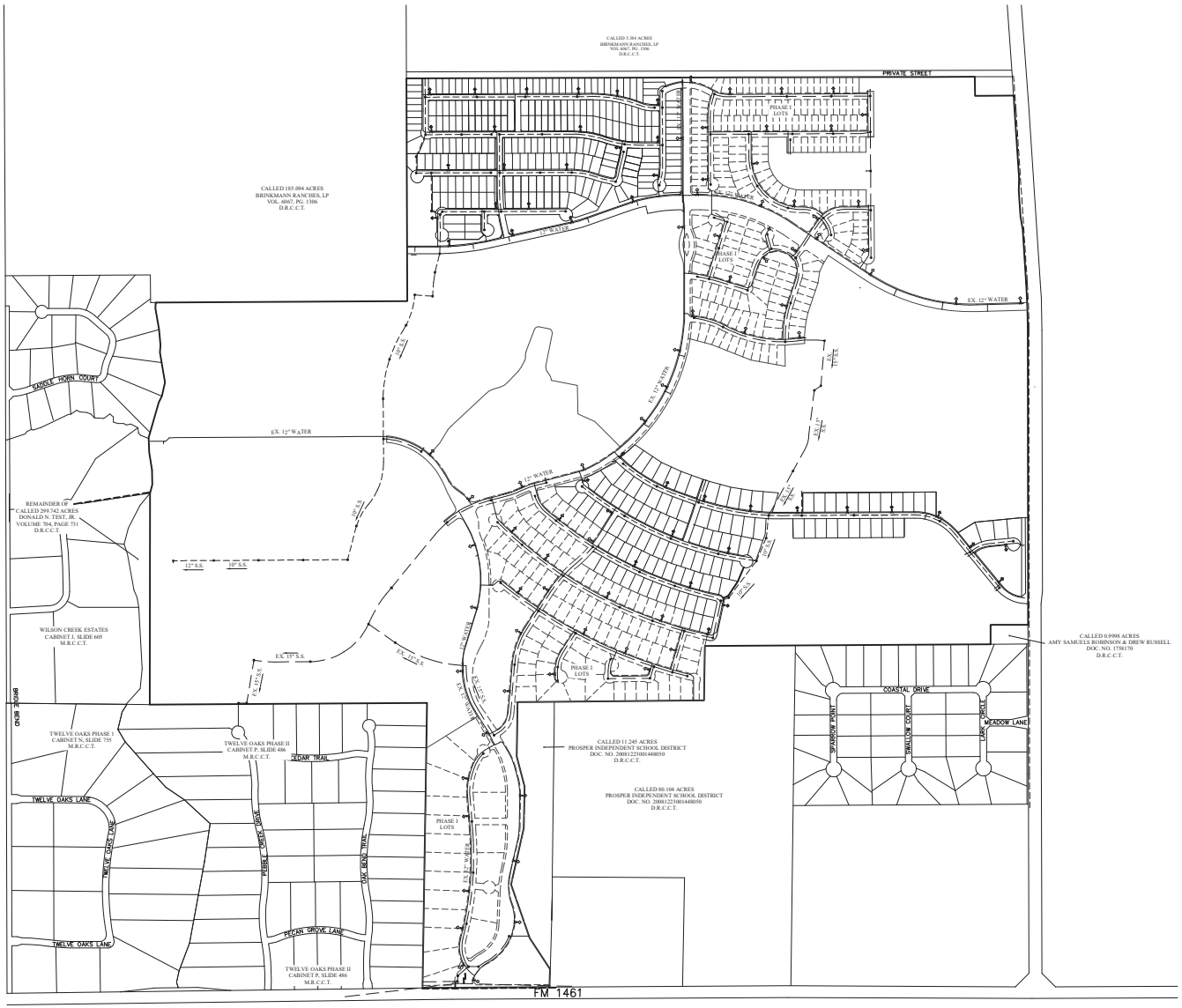
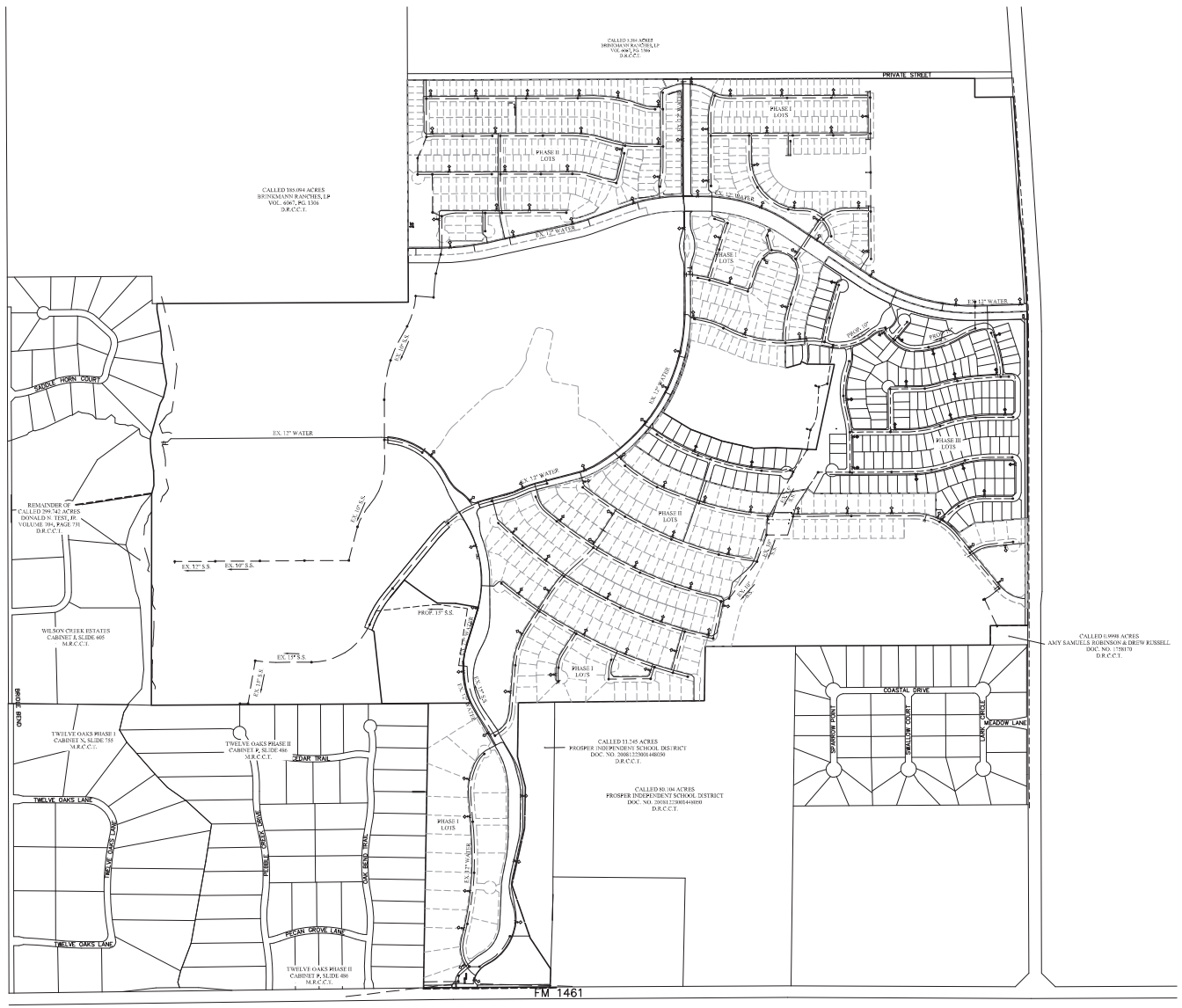

CALLED 5.584 ACRES
BRINKMANN RANCHES, LP
VOL 6067, PG. 1306
D.R.C.C.T.
PRIVATE STREET
CALLED 185.094 ACRES
BRINKMANN RANCHES, LP
VOL. 6067, PG. 1306
D.R.C.C.T.
PHASE I
LOTS
EX. 12" WATER
EX. 8" S.S.
EX. 12" WATER
EX. 12" WATER
EX. 8" S.S.
EX. 12" WATER
EX. 8" S.S.
EX. 12" WATER
EX. 8" S.S.



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" WATER MAIN (UNLESS NOTED OTHERWISE)

WATER & SANITARY SEWER EXHIBIT

MUSTANG LAKES PHASE THREE B

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DOWDEY, ANDERSON & ASSOCIATES, INC.

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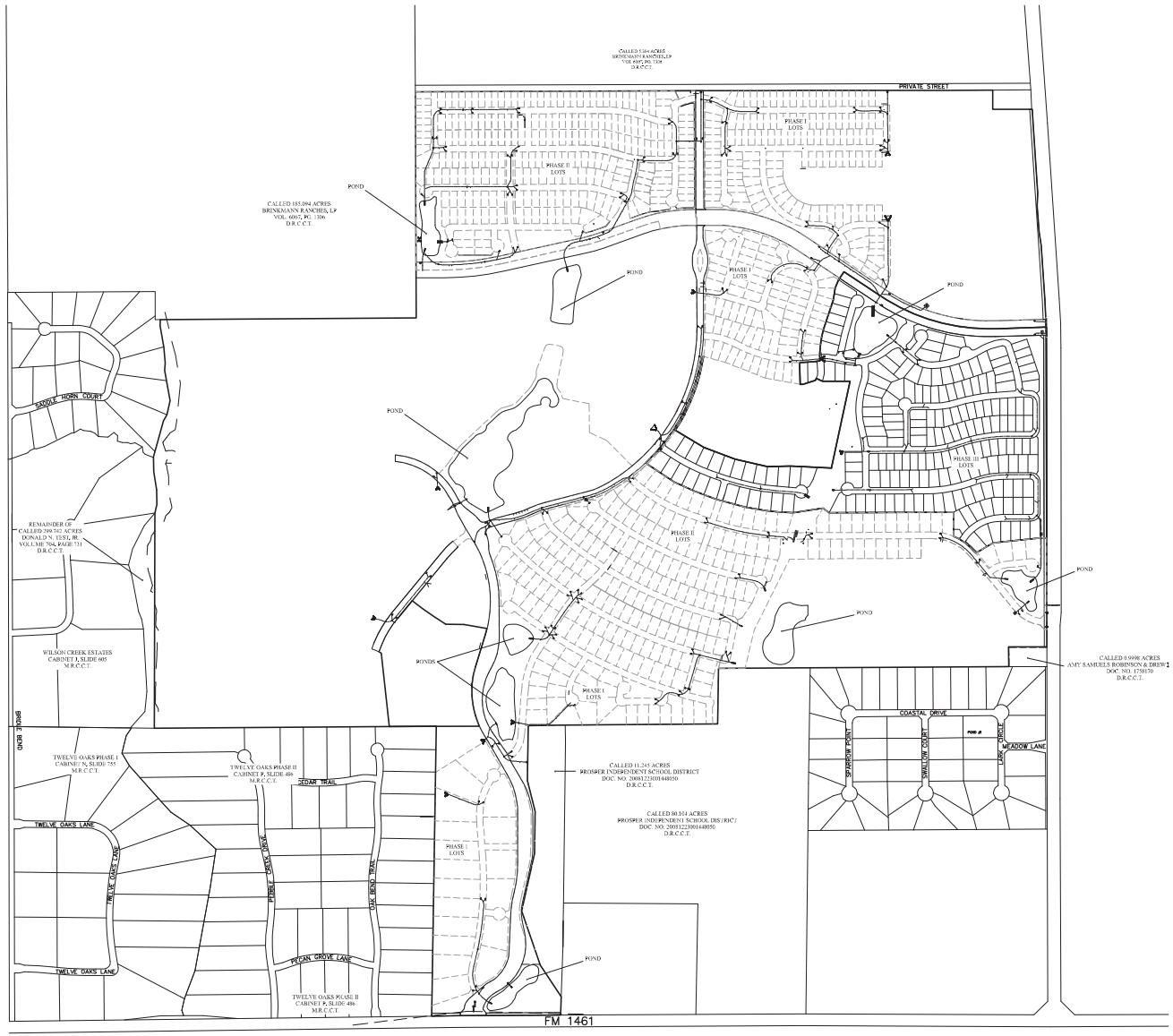

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

EXISTING STORM SEWER MAIN

HEADWALLS

STORM SEWER & DETENTION EXHIBIT

MUSTANG LAKES
PHASE THREE B

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DOWDEY, ANDERSON & ASSOCIATES, INC.

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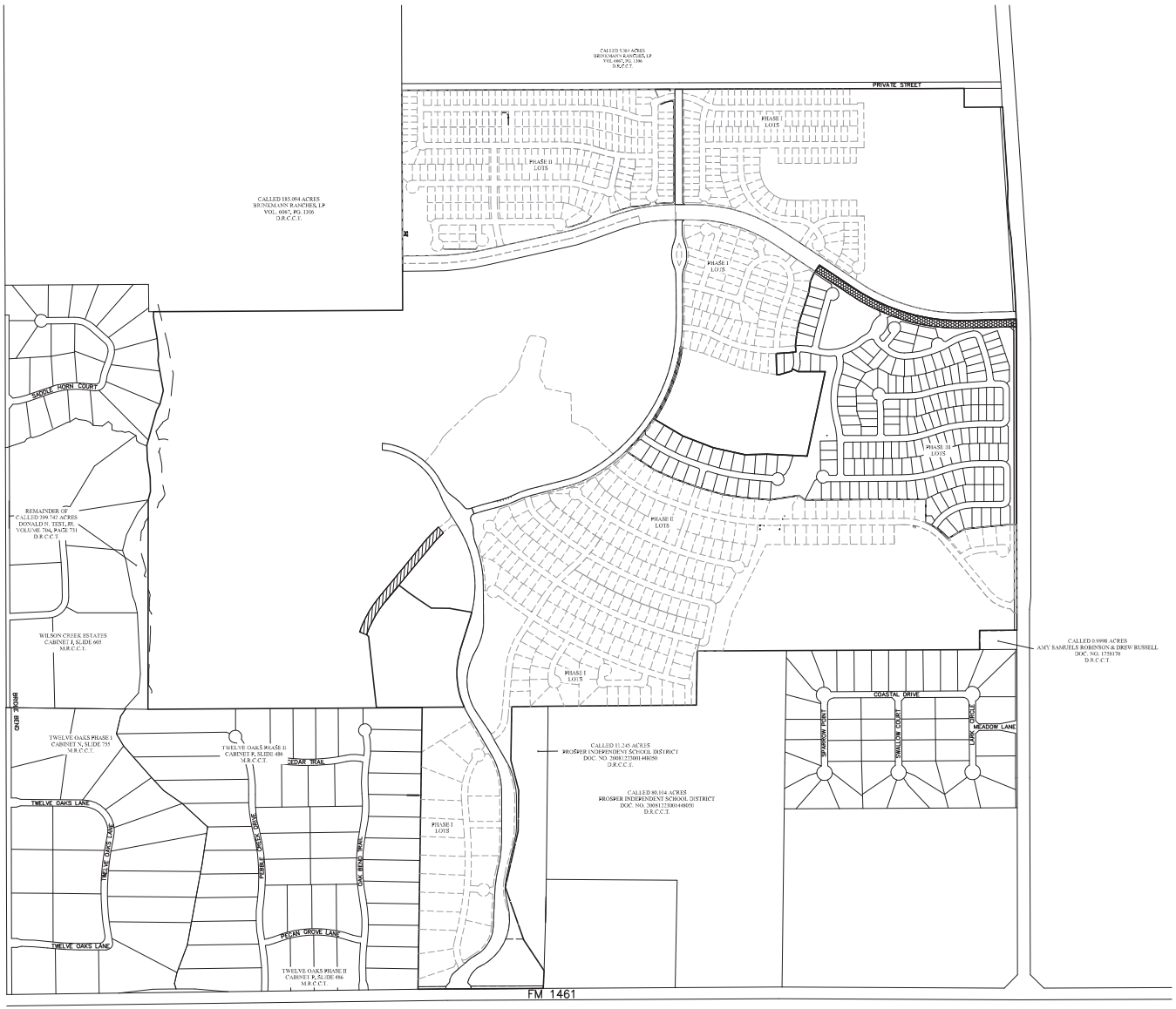

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

25' B-B

37' B-B

ALL OTHER STREETS SHALL BE 31' B-B.

PAVING EXHIBIT

MUSTANG LAKES
PHASE THREE B

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DOWDEY, ANDERSON & ASSOCIATES, INC.

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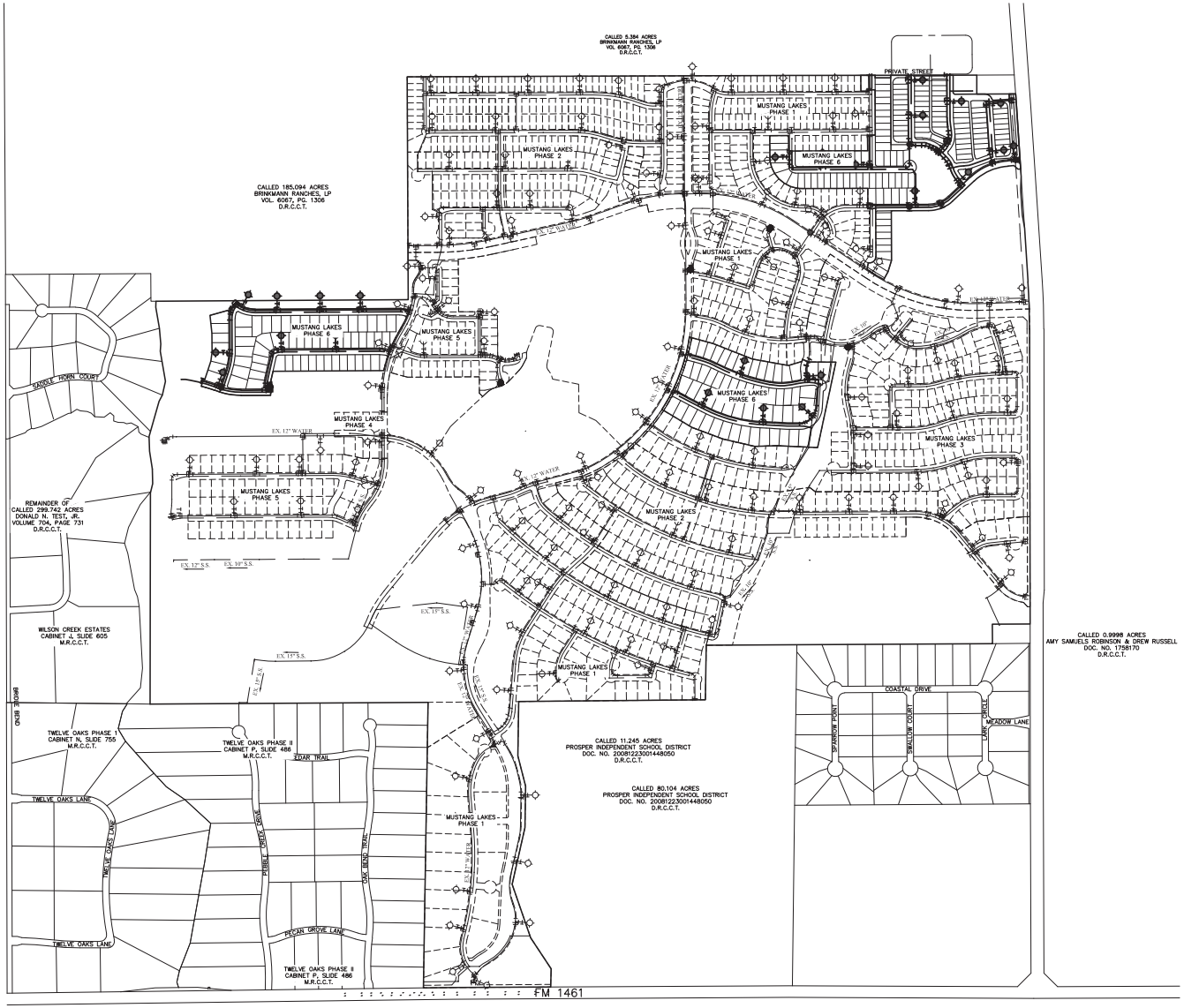


GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

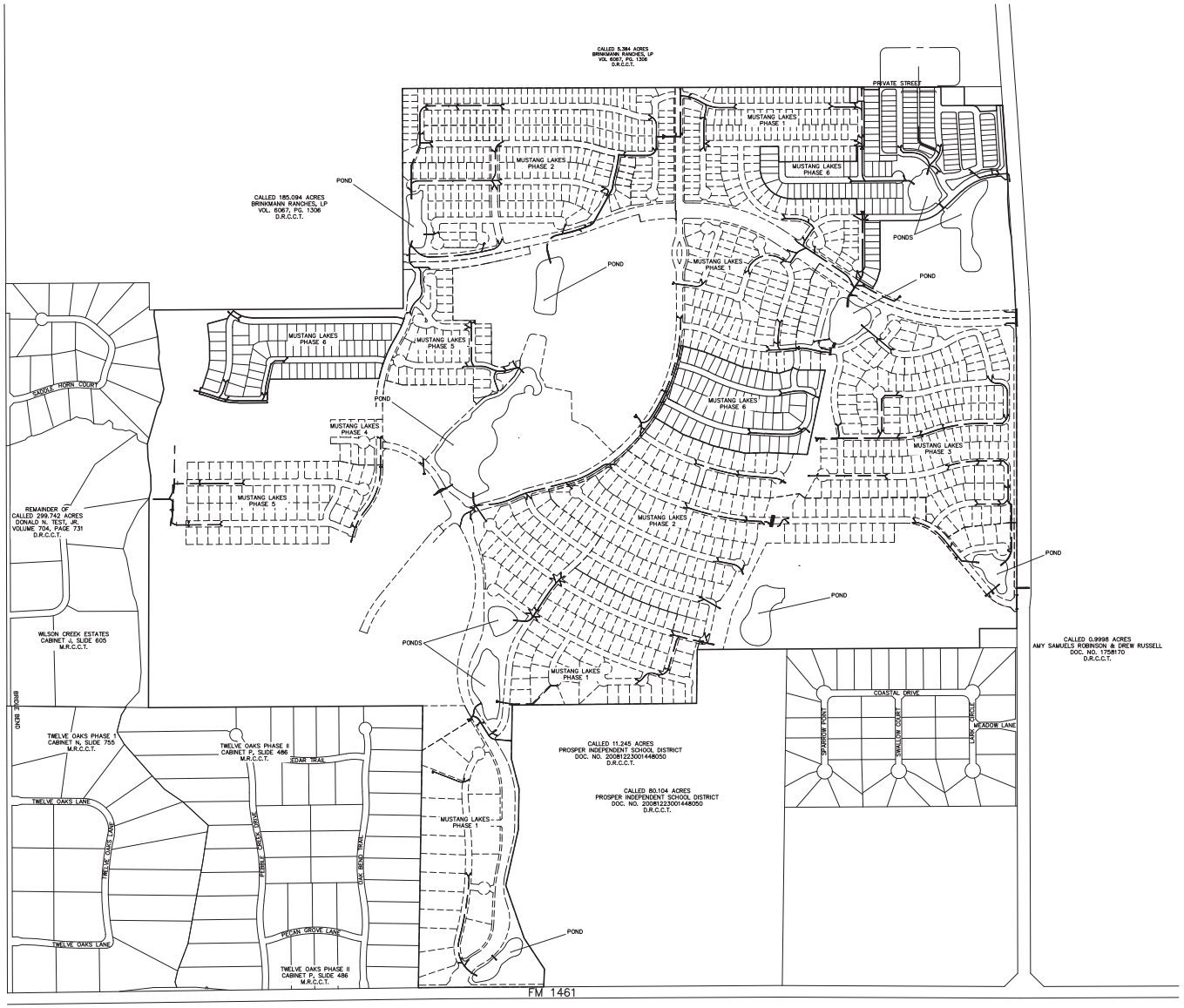
LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" WATER MAIN (UNLESS NOTED OTHERWISE)

WATER & SANITARY SEWER EXHIBIT

MUSTANG LAKES
PHASE SIX

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

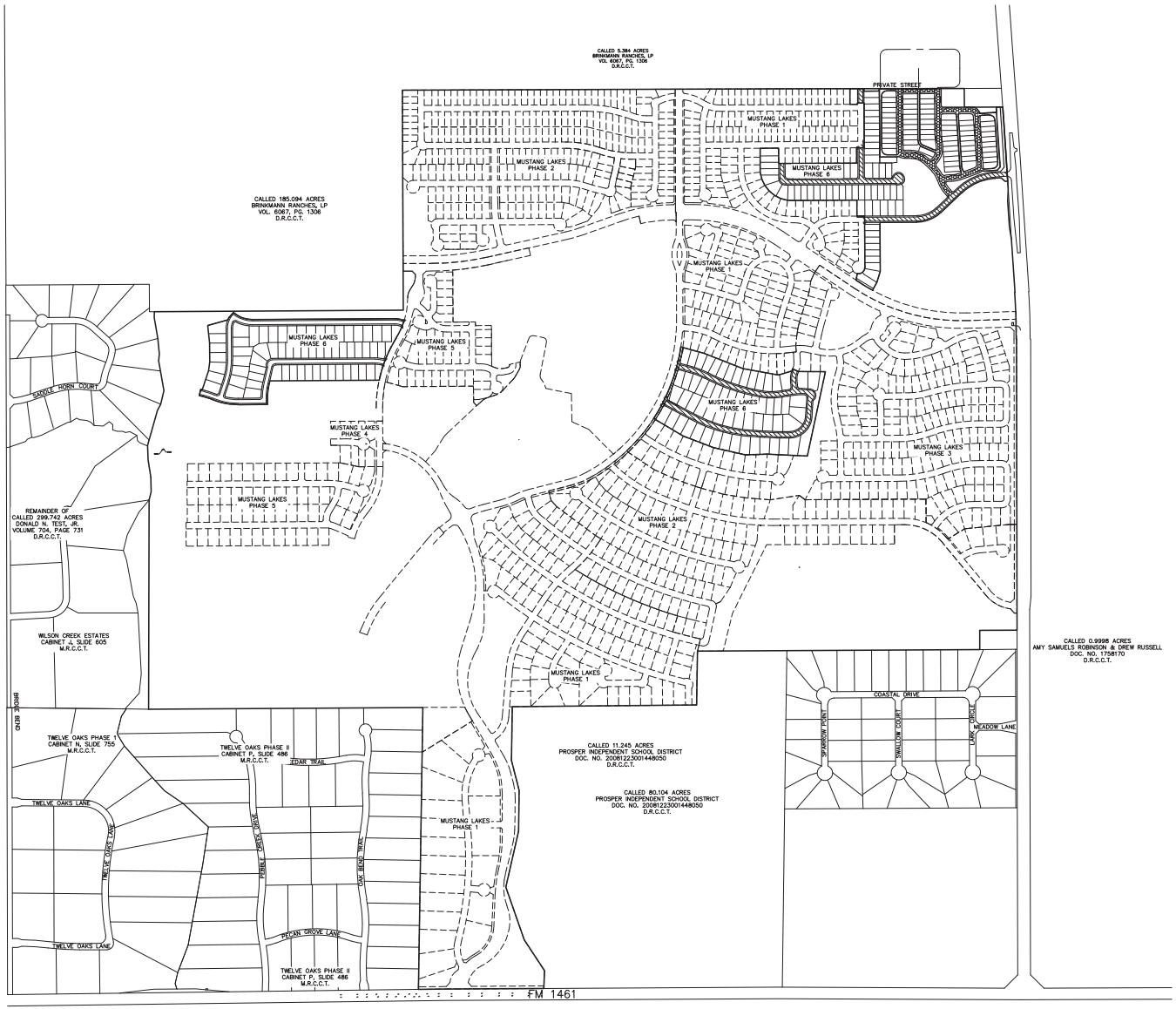
EXISTING STORM SEWER MAIN

HEADWALLS

STORM SEWER & DETENTION EXHIBIT

MUSTANG LAKES PHASE SIX

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

25' B-B w/ PARKING

31' B-B

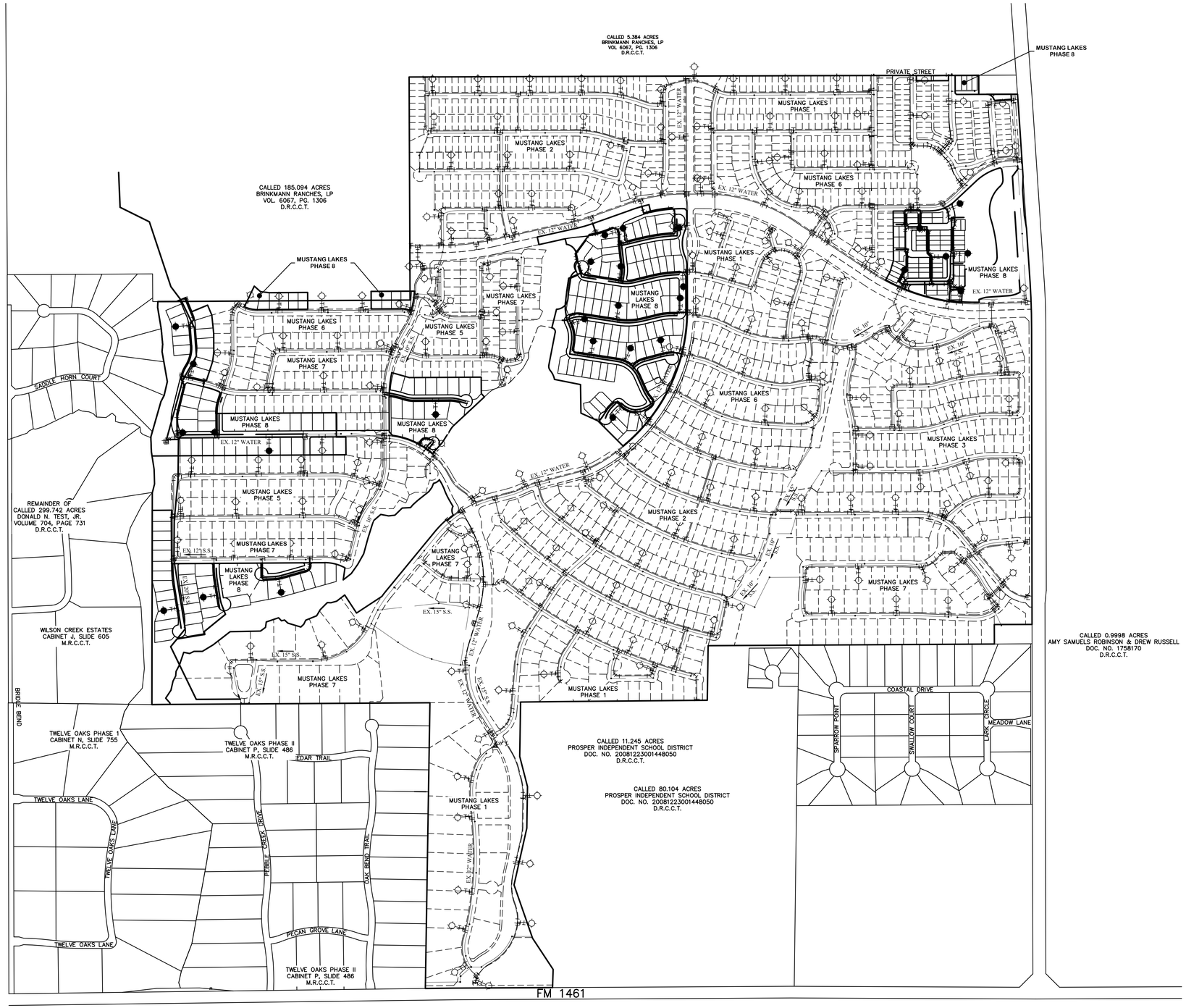
ALL OTHER STREETS SHALL BE 29' B-B.

PAVING EXHIBIT

MUSTANG LAKES
PHASE SIX

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

Y:\0050\20050-06-UTILITY-EXHIBIT.dwg, PAVING, 1/21/2022 8:28:24 AM, mdtsfd



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

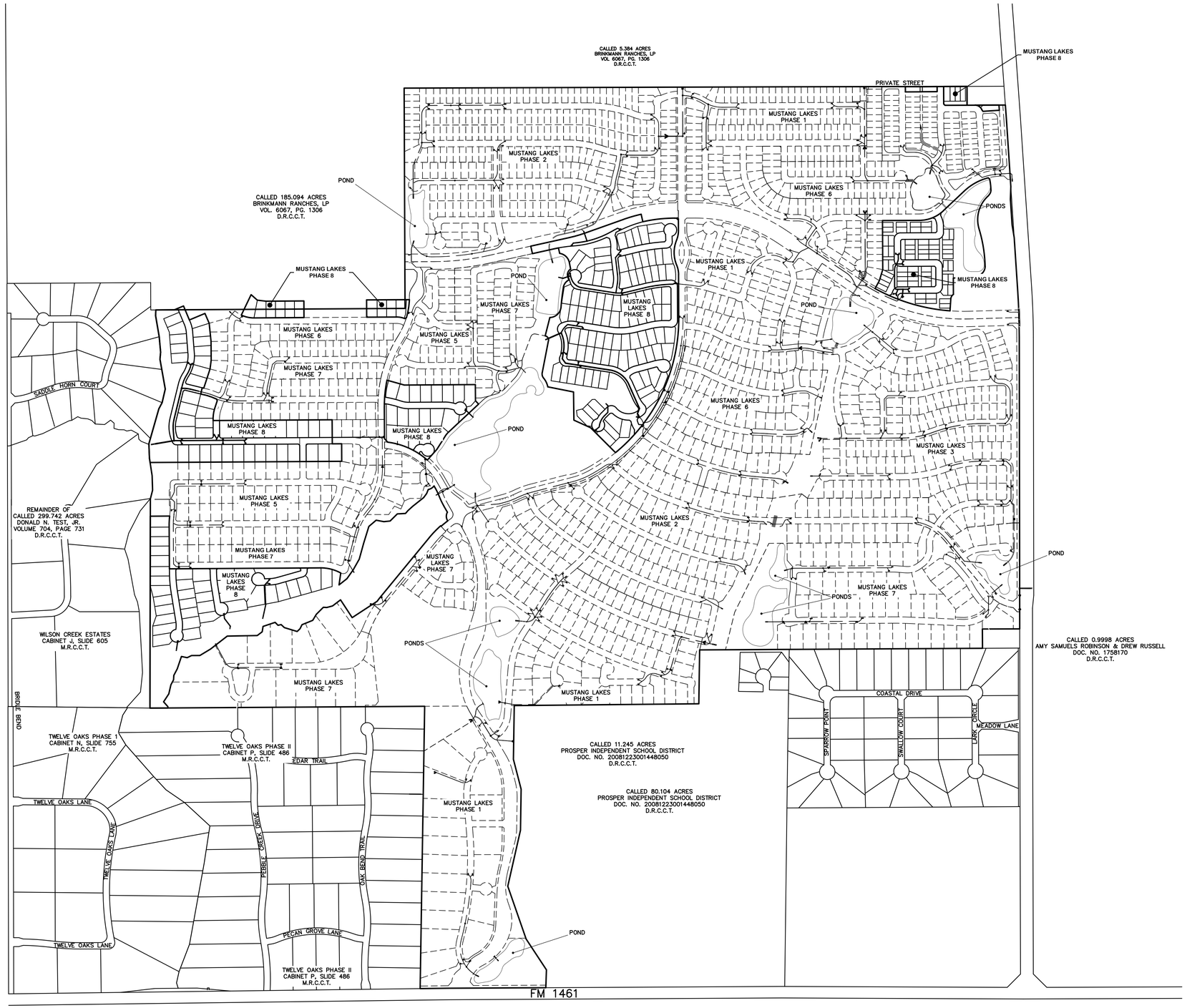
LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" WATER MAIN (UNLESS NOTED OTHERWISE)

WATER & SANITARY SEWER EXHIBIT

MUSTANG LAKES PHASE EIGHT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

EXISTING STORM SEWER MAIN

HEADWALLS

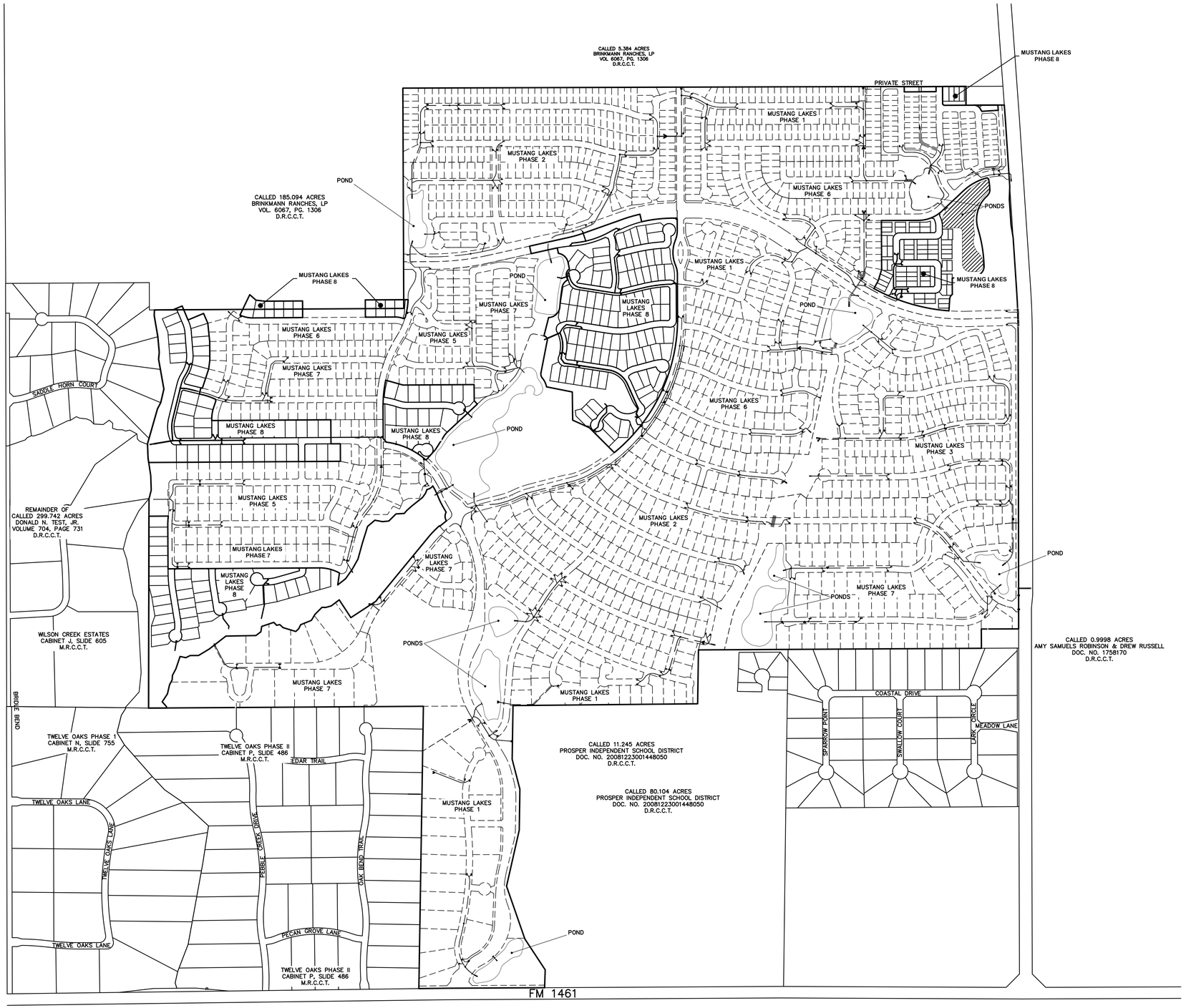
STORM SEWER & DETENTION EXHIBIT

MUSTANG LAKES
PHASE EIGHT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

- POND MAJOR IMPROVEMENT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- HEADWALLS

STORM SEWER & DETENTION MAJOR IMPROVEMENTS EXHIBIT

MUSTANG LAKES
PHASE EIGHT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

CALLED 5.384 ACRES
BRINKMANN RANCHES, LP
VOL. 6067, PG. 1306
D.R.C.C.T.

CALLED 185.094 ACRES
BRINKMANN RANCHES, LP
VOL. 6067, PG. 1306
D.R.C.C.T.

REMAINDER OF
CALLED 299.742 ACRES
DONALD N. TEST, JR.
VOLUME 704, PAGE 731
D.R.C.C.T.

WILSON CREEK ESTATES
CABINET J, SLIDE 605
M.R.C.C.T.

TWELVE OAKS PHASE I
CABINET N, SLIDE 755
M.R.C.C.T.

TWELVE OAKS PHASE II
CABINET P, SLIDE 486
M.R.C.C.T.

CALLED 11.245 ACRES
PROSPER INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20081223001448050
D.R.C.C.T.

CALLED 80.104 ACRES
PROSPER INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20081223001448050
D.R.C.C.T.

CALLED 0.9998 ACRES
AMY SAMUELS ROBINSON & DREW RUSSELL
DOC. NO. 1758170
D.R.C.C.T.

PRIVATE STREET

MUSTANG LAKES PHASE 1
MUSTANG LAKES PHASE 2
MUSTANG LAKES PHASE 3
MUSTANG LAKES PHASE 5
MUSTANG LAKES PHASE 6
MUSTANG LAKES PHASE 7
MUSTANG LAKES PHASE 8

SADDLE HORN COURT
BRIDLE BEND
TWELVE OAKS LANE
CEDAR TRAIL
PEBBLE CREEK DRIVE
OAK BEND TRAIL
PECAN GROVE LANE

COASTAL DRIVE
SPARROW POINT
SWALLOW COURT
LARK CIRCLE
MEADOW LANE

FM 1461

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

25' B-B w/ PARKING

ALL OTHER STREETS
SHALL BE 29' B-B.

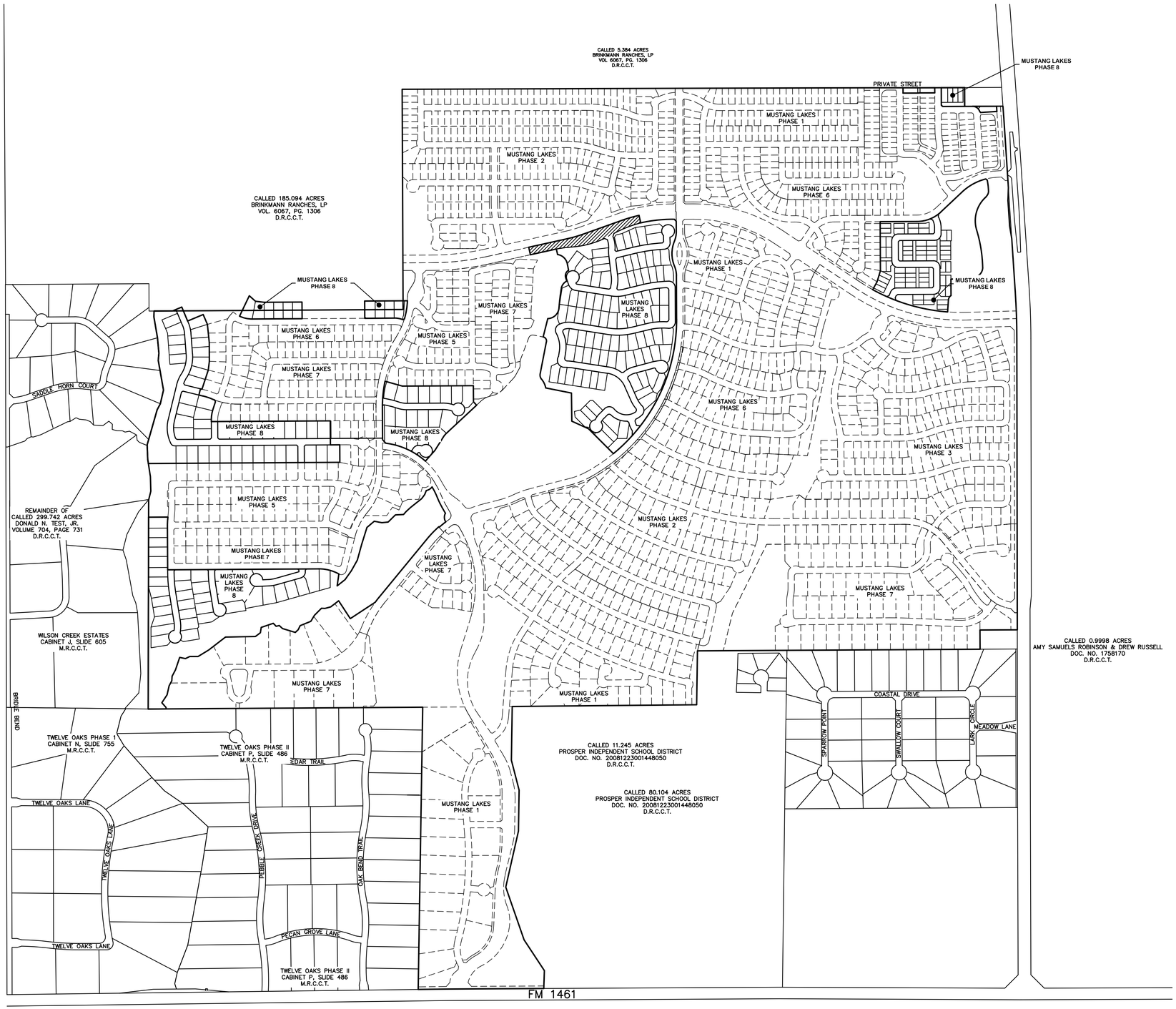
PAVING EXHIBIT

MUSTANG LAKES PHASE EIGHT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

25' B-B (OWNSBY)
MAJOR IMPROVEMENT

PAVING MAJOR IMPROVEMENTS EXHIBIT

MUSTANG LAKES PHASE EIGHT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

APPENDIX D
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Lakes at Mustang Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

APPENDIX E
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Appendix E

For purposes of allocating the Assessments, the Assessed Property has been classified in one of nine Lot Types.

"Lot Type 1" means lots identified as one acre lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 43,560 square feet size and a minimum lot width of 80 feet, as permitted by the Planned Development Regulations.

"Lot Type 2" means lots identified as 100 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 15,000 square feet size and a minimum lot width of 75 feet, as permitted by the Planned Development Regulations.

"Lot Type 3" means lots identified as 86 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 12,040 square feet size and a minimum lot width of 75 feet, as permitted by the Planned Development Regulations.

"Lot Type 4" means lots identified as 74 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 9,620 square feet size and a minimum lot width of 70 feet, as permitted by the Planned Development Regulations.

"Lot Type 5" means lots identified as 60 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 7,500 square feet size and a minimum lot width of 60 feet, as permitted by the Planned Development Regulations.

"Lot Type 6" means lots identified as 50 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 6,000 square feet size and a minimum lot width of 50 feet, as permitted by the Planned Development Regulations.

"Lot Type 7" means lots identified as 65 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 8,125 square feet size and a minimum lot width of 65 feet, as permitted by the Planned Development Regulations.

"Lot Type 8" means lots identified as 40 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 4,600 square feet size and a minimum lot width of 40 feet, as permitted by the Planned Development Regulations.

"Lot Type 9" means lots identified as 35 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 2,905 square feet size and a minimum lot width of 35 feet, as permitted by the Planned Development Regulations.

A) Proposed Development

Table E-1 shows the original proposed residential Lot Types to be developed within the PID.

Table E-1
Proposed Development - Original

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	49	Units
Lot Type 2	100 Ft Lot	25	Units
Lot Type 3	86 Ft Lot	170	Units
Lot Type 4	74 Ft Lot	457	Units
Lot Type 5	60 Ft Lot	508	Units
Lot Type 6	50 Ft Lot	590	Units
Total		**1,799**	**Units**

Table E-2 shows the 2016 revised proposed residential Lot Types to be developed within the PID.

Table E-2
Proposed Development – 2016 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	48	Units
Lot Type 2	100 Ft Lot	18	Units
Lot Type 3	86 Ft Lot	163	Units
Lot Type 4	74 Ft Lot	458	Units
Lot Type 5	60 Ft Lot	495	Units
Lot Type 6	50 Ft Lot	590	Units
Total		**1,772**	**Units**

Table E-3 shows the 2021 revised proposed residential Lot Types to be developed within the PID.

Table E-3
Proposed Development – 2021 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	32	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	262	Units
Lot Type 4	74 Ft Lot	375	Units
Lot Type 5	60 Ft Lot	334	Units
Lot Type 6	50 Ft Lot	594	Units
Lot Type 7	65 Ft Lot	69	Units
Total		**1,724**	**Units**

Table E-4.1 shows the 2022 revised proposed residential Lot Types to be developed within the PID.

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Table E-4.1
Proposed Development – 2022 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	33	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	282	Units
Lot Type 4	74 Ft Lot	360	Units
Lot Type 5	60 Ft Lot	325	Units
Lot Type 6	50 Ft Lot	343	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,701**	**Units**

Table E-4.2 shows the 2024 revised proposed residential Lot Types to be developed within the PID.

Table E-4.2
Proposed Development – 2024 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	33	Units
Lot Type 2	100 Ft Lot	60	Units
Lot Type 3	86 Ft Lot	281	Units
Lot Type 4	74 Ft Lot	359	Units
Lot Type 5	60 Ft Lot	325	Units
Lot Type 6	50 Ft Lot	343	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,701**	**Units**

Table E-5 shows the original proposed residential Lot Types within Phase #1.

Table E-5
Proposed Development – Phase #1 – Original

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	18	Units
Lot Type 3	86 Ft Lot	47	Units
Lot Type 4	74 Ft Lot	56	Units
Lot Type 5	60 Ft Lot	104	Units
Lot Type 6	50 Ft Lot	109	Units
Total		**334**	**Units**

Table E-6 shows the 2016 revised residential Lot Types within Phase #1.

Table E-6
Proposed Development – Phase #1 – 2016 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	18	Units
Lot Type 3	86 Ft Lot	48	Units
Lot Type 4	74 Ft Lot	56	Units
Lot Type 5	60 Ft Lot	104	Units
Lot Type 6	50 Ft Lot	109	Units
Total		**335**	**Units**

Table E-7 shows the original proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-7
Proposed Development – Phases #2-9 Major Improvement Area - Original

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	31	Units
Lot Type 2	100 Ft Lot	25	Units
Lot Type 3	86 Ft Lot	123	Units
Lot Type 4	74 Ft Lot	401	Units
Lot Type 5	60 Ft Lot	404	Units
Lot Type 6	50 Ft Lot	481	Units
Total		**1,465**	**Units**

Table E-8 shows the 2016 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-8
Proposed Development – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	30	Units
Lot Type 2	100 Ft Lot	18	Units
Lot Type 3	86 Ft Lot	115	Units
Lot Type 4	74 Ft Lot	402	Units
Lot Type 5	60 Ft Lot	391	Units
Lot Type 6	50 Ft Lot	481	Units
Total		**1,437**	**Units**

Table E-9 shows the 2021 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-9
Proposed Development – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	14	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	214	Units
Lot Type 4	74 Ft Lot	319	Units
Lot Type 5	60 Ft Lot	230	Units
Lot Type 6	50 Ft Lot	485	Units
Lot Type 7	65 Ft Lot	69	Units
Total		**1,389**	**Units**

Table E-10.1 shows the 2022 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-10.1
Proposed Development – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	15	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	232	Units
Lot Type 4	74 Ft Lot	306	Units
Lot Type 5	60 Ft Lot	221	Units
Lot Type 6	50 Ft Lot	234	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,366**	**Units**

Table E-10.2 shows the 2024 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-10.2
Proposed Development – Phases #2-9 Major Improvement Area – 2024 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	15	Units
Lot Type 2	100 Ft Lot	60	Units
Lot Type 3	86 Ft Lot	233	Units
Lot Type 4	74 Ft Lot	303	Units
Lot Type 5	60 Ft Lot	221	Units
Lot Type 6	50 Ft Lot	234	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,366**	**Units**

Table E-11 shows the residential Lot Types within the Phase #2.

Table E-11
Actual Development – Phase #2

Lot Type	Description	Development	
Lot Type 2	100 Ft Lot	4	Units
Lot Type 3	86 Ft Lot	49	Units
Lot Type 4	74 Ft Lot	68	Units
Lot Type 5	60 Ft Lot	68	Units
Lot Type 6	50 Ft Lot	171	Units
Total		**360**	**Units**

Table E-12 shows the residential Lot Types within the Phase #3.

Table E-12
Actual Development – Phase #3

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	25	Units
Lot Type 4	74 Ft Lot	88	Units
Lot Type 5	60 Ft Lot	82	Units
Total		**195**	**Units**

Table E-13 shows the residential Lot Types within the Phase #4.

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Table E-13
Actual Development – Phase #4

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	2	Units
Lot Type 4	74 Ft Lot	3	Units
Lot Type 5	60 Ft Lot	2	Units
Lot Type 6	50 Ft Lot	2	Units
Total		**9**	**Units**

Table E-14 shows the originally proposed residential Lot Types within the Phase #5.

Table E-14
Proposed Development – Phase #5

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	60	Units
Lot Type 7	65 Ft Lot	36	Units
Total		**96**	**Units**

Table E-15 shows the residential Lot Types within the Phase #5.

Table E-15
Actual Development – Phase #5

Lot Type	Description	Development	
Lot Type 1	One acre Lot	1	Units
Lot Type 3	86 Ft Lot	58	Units
Lot Type 7	65 Ft Lot	38	Units
Total		**97**	**Units**

[1]The one-acre lot within Phase #5 does not benefit from the Phase #5 Improvements and therefore has only been assessed for costs related to the Phases #2-9 Major Improvement Area Initial Projects.

Table E-16 shows the residential Lot Types within the Phase #6.

Table E-16
Actual Development – Phase #6

Lot Type	Description	Development	
Lot Type 4	74 Ft Lot	61	Units
Lot Type 5	60 Ft Lot	69	Units
Lot Type 6	50 Ft Lot	61	Units
Lot Type 8	40 Ft Lot	66	Units
Total		**257**	**Units**

Table E-17 shows the residential Lot Types within the Phase #7.

Table E-17
Proposed Development – Phase #7

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	1	Units
Lot Type 2	100 Ft Lot	54	Units
Lot Type 3	86 Ft Lot	33	Units
Lot Type 4	74 Ft Lot	19	Units
Lot Type 7	65 Ft Lot	31	Units
Total		**171**	**Units**

Table E-18 shows the residential Lot Types within the Phases #8-9.

Table E-18
Proposed Development – Phases #8-9

Lot Type	Description	Development	
Lot Type 2	100 Ft Lot	2	Units
Lot Type 3	86 Ft Lot	66	Units
Lot Type 4	74 Ft Lot	44	Units
Lot Type 7	65 Ft Lot	98	Units
Lot Type 8	40 Ft Lot	7	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**277**	Units

B) Calculation of Equivalent Units

As explained under Section V.A for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements shall be allocated to the parcel of the Assessed Property receiving benefit from such Authorized Improvements by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of Lots (i.e., One-acre, 100 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements. Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications from Lot Type 1 (One-acre Lots) representing the highest value to Lot Type 9 (35 Ft Lot) representing the lowest value for residential lots are set forth in Table E-21. Assessments are allocated to each Lot Type on the basis of the average home value for each class of Lots. This

is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (One-acre Lots) to 1.0.

Table E-19 shows the original Equivalent Unit factors within the PID that were used to allocate the Initial Major Improvements between Phase #1 and Phases #2-9 Major Improvement Area, as well as reallocate the Phases #2-9 Major Improvement Area share of the Initial Major Improvements, to Phase #2, Phase #3, and Phase #4.

Table E-19
Equivalent Unit Factors - Original

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$825,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$725,000	0.88	per dwelling unit
Lot Type 3 (86 Ft Lot)	$688,000	0.83	per dwelling unit
Lot Type 4 (74 Ft Lot)	$592,000	0.72	per dwelling unit
Lot Type 5 (60 Ft Lot)	$480,000	0.58	per dwelling unit
Lot Type 6 (50 Ft Lot)	$400,000	0.48	per dwelling unit

The Lot Type classifications and Equivalent Unit calculations described above were revised by the City Council in 2021 following additional changes to the development process and the request from the Developer. These classifications were expanded to cover from Lot Type 1 (One-Acre Lot) representing the highest value to Lot Type 6 (50 Ft Lot) representing the lowest value for residential Lots. Equivalent Units are the ratio of the average value of Lots within each assessment class, setting the 2021 updated Equivalent Unit factor for Lot Type 1 (One-Acre Lot) to 1.0.

Table E-20 shows the 2021 revised Equivalent Unit factors within the PID that were used to 1.) include Lot Type 7, 2.) allocate costs of the Phase #5 Improvements, and 3.) reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements to Phase #5.

Table E-20
Equivalent Unit Factors – 2021 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$825,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$725,000	0.88	per dwelling unit
Lot Type 3 (86 Ft Lot)	$688,000	0.83	per dwelling unit
Lot Type 4 (74 Ft Lot)	$592,000	0.72	per dwelling unit
Lot Type 5 (60 Ft Lot)	$480,000	0.58	per dwelling unit
Lot Type 6 (50 Ft Lot)	$400,000	0.48	per dwelling unit
Lot Type 7 (65 Ft Lot)	$537,000	0.65	per dwelling unit

The Lot Type classifications and Equivalent Unit calculations described above are being revised by the City Council in 2022 following additional changes to the development process, substantial changes to the estimated average home prices and the request from the Developer. These classifications were expanded to cover from Lot Type 1 (One-Acre Lot) representing the highest value to Lot Type 9 (35 Ft Lot) representing the lowest value for residential Lots. Equivalent Units are calculated as the ratio of the average value of Lots within each assessment class, setting the 2022 revised Equivalent Unit factor for Lot Type 1 (One-Acre Lot) to 1.0.

Table E-21 shows the 2022 revised Lot Types and Equivalent Unit factors within the PID that are used to 1.) include Lot Type 8 and Lot Type 9, 2.) allocate Phase #6 Projects, and 3.) allocate the Additional Major Improvements to Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, Phase #7, and Phases #8-9.

Table E-21
Equivalent Unit Factors – 2022 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$2,000,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$1,300,000	0.65	per dwelling unit
Lot Type 3 (86 Ft Lot)	$975,000	0.49	per dwelling unit
Lot Type 4 (74 Ft Lot)	$850,000	0.43	per dwelling unit
Lot Type 5 (60 Ft Lot)	$685,000	0.34	per dwelling unit
Lot Type 6 (50 Ft Lot)	$585,000	0.29	per dwelling unit
Lot Type 7 (65 Ft Lot)	$735,000	0.37	per dwelling unit
Lot Type 8 (40 Ft Lot)	$475,000	0.24	per dwelling unit
Lot Type 9 (35 Ft Lot)	$450,000	0.23	per dwelling unit

The original total Equivalent Units for Phase #1 are shown in Table E-22 as calculated based on the original Phase #1 proposed development shown in Table E-5 and the original Equivalent Unit factors shown in Table E-19.

Table E-22
Estimated Equivalent Units – Phase #1 – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	47	0.83	39.01
Lot Type 4 (74 Ft Lot)	56	0.72	40.32
Lot Type 5 (60 Ft Lot)	104	0.58	60.32
Lot Type 6 (50 Ft Lot)	109	0.48	52.32
Total Equivalent Units	**334**		**209.97**

The 2016 revised total Equivalent Units for Phase #1 are shown in Table E-23 as calculated based on the 2016 revised Phase #1 proposed development shown in Table E-6 and the original Equivalent Unit factors shown in Table E-19.

Table E-23
Estimated Equivalent Units – Phase #1 – 2016 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	48	0.83	39.84
Lot Type 4 (74 Ft Lot)	56	0.72	40.32
Lot Type 5 (60 Ft Lot)	104	0.58	60.32
Lot Type 6 (50 Ft Lot)	109	0.48	52.32
Total Equivalent Units	**335**		**210.80**

The 2022 revised total Equivalent Units for Phase #1 are shown in Table E-24 as calculated based on the 2016 revised Phase #1 proposed development shown in Table E-6 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-24
Estimated Equivalent Units – Phase #1 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	48	0.49	23.52
Lot Type 4 (74 Ft Lot)	56	0.43	24.08
Lot Type 5 (60 Ft Lot)	104	0.34	35.36
Lot Type 6 (50 Ft Lot)	109	0.29	31.61
Total Equivalent Units	**335**		**132.57**

The original total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-25 as calculated based on the original proposed development for the Phases #2-9 Major Improvement Area shown in Table E-7 and the original Equivalent Unit factors shown in Table E-19.

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Table E-25
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	31	1.00	31.00
Lot Type 2 (100 Ft Lot)	25	0.88	22.00
Lot Type 3 (86 Ft Lot)	123	0.83	102.09
Lot Type 4 (74 Ft' Lot)	401	0.72	288.72
Lot Type 5 (60 Ft Lot)	404	0.58	234.32
Lot Type 6 (50 Ft Lot)	481	0.48	230.88
Total Equivalent Units	**1,465**		**909.01**

The 2016 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-26 as calculated based on the 2016 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-8 and the original Equivalent Unit factors shown in Table E-19.

Table E-26
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	30	1.00	30.00
Lot Type 2 (100 Ft Lot)	18	0.88	15.84
Lot Type 3 (86 Ft Lot)	115	0.83	95.45
Lot Type 4 (74 Ft' Lot)	402	0.72	289.44
Lot Type 5 (60 Ft Lot)	391	0.58	226.78
Lot Type 6 (50 Ft Lot)	481	0.48	230.88
Total Equivalent Units	**1,437**		**888.39**

The 2021 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-27 as calculated based on the 2021 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-9 and the 2021 revised Equivalent Unit factors shown in Table E-20.

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Table E-27
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	14	1.00	14.00
Lot Type 2 (100 Ft Lot)	58	0.88	51.04
Lot Type 3 (86 Ft Lot)	214	0.83	177.62
Lot Type 4 (74 Ft' Lot)	319	0.72	229.68
Lot Type 5 (60 Ft Lot)	230	0.58	133.40
Lot Type 6 (50 Ft Lot)	485	0.48	232.80
Lot Type 7 (65 Ft Lot)	69	0.65	44.85
Total Equivalent Units	**1,389**		**883.39**

The 2022 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-28.1 as calculated based on the 2022 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-10 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-28.1
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	15	1.00	15.00
Lot Type 2 (100 Ft Lot)	58	0.65	37.70
Lot Type 3 (86 Ft Lot)	234	0.49	114.66
Lot Type 4 (74 Ft Lot)	304	0.43	130.72
Lot Type 5 (60 Ft Lot)	221	0.34	75.14
Lot Type 6 (50 Ft Lot)	234	0.29	67.86
Lot Type 7 (65 Ft Lot)	167	0.37	61.79
Lot Type 8 (40 Ft Lot)	73	0.24	17.52
Lot Type 9 (35 Ft Lot)	60	0.23	13.80
Total Equivalent Units	**1,366**		**534.19**

The 2022 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-28.2 as calculated based on the 2024 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-10 and the 2024 revised Equivalent Unit factors shown in Table E-21.

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Table E-28.2
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2024 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	15	1.00	15.00
Lot Type 2 (100 Ft Lot)	60	0.65	39.00
Lot Type 3 (86 Ft Lot)	233	0.49	114.17
Lot Type 4 (74 Ft Lot)	303	0.43	130.29
Lot Type 5 (60 Ft Lot)	221	0.34	75.14
Lot Type 6 (50 Ft Lot)	234	0.29	67.86
Lot Type 7 (65 Ft Lot)	167	0.37	61.79
Lot Type 8 (40 Ft Lot)	73	0.24	17.52
Lot Type 9 (35 Ft Lot)	60	0.23	13.80
Total Equivalent Units	**1,366**		**534.57**

The original total Equivalent Units for Phase #2 are shown in Table E-29 as calculated based on the proposed development for Phase #2 shown in Table E-11 and the original Equivalent Unit factors shown in Table E-19.

Table E-29
Estimated Equivalent Units – Phase #2 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 2 (100 Ft Lot)	4	0.88	3.52
Lot Type 3 (86 Ft Lot)	49	0.83	40.67
Lot Type 4 (74 Ft Lot)	68	0.72	48.96
Lot Type 5 (60 Ft Lot)	68	0.58	39.44
Lot Type 6 (50 Ft Lot)	171	0.48	82.08
Total Equivalent Units	**360**		**214.67**

Note: These Equivalent Units will continue to be used for Phase #2 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #2 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #2 at the time of levying the Assessments for Phase #2 Improvements.

The 2022 revised total Equivalent Units for Phase #2 are shown in Table E-30 as calculated based on the Phase #2 proposed development shown in Table E-11 and the 2022 revised Equivalent Unit factors shown in Table E-21.

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Table E-30
Estimated Equivalent Units – Phase #2 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 2 (100 Ft Lot)	4	0.65	2.60
Lot Type 3 (86 Ft Lot)	49	0.49	24.01
Lot Type 4 (74 Ft Lot)	68	0.43	29.24
Lot Type 5 (60 Ft Lot)	68	0.34	23.12
Lot Type 6 (50 Ft Lot)	171	0.29	49.59
Total Equivalent Units	**360**		**128.56**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #2 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #3 are shown in Table E-31 as calculated based on the proposed development for Phase #3 shown in Table E-12 and the original Equivalent Unit factors shown in Table E-19.

Table E-31
Estimated Equivalent Units – Phase #3 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	25	0.83	20.75
Lot Type 4 (74 Ft Lot)	88	0.72	63.36
Lot Type 5 (60 Ft Lot)	82	0.58	47.56
Total Equivalent Units	**195**		**131.67**

Note: These Equivalent Units will continue to be used for Phase #3 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #3 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #3 at the time of levying the Assessments for Phase #3 Improvements.

The 2022 revised total Equivalent Units for Phase #3 are shown in Table E-32 as calculated based on the Phase #3 proposed development shown in Table E-12 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-32
Estimated Equivalent Units – Phase #3 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	25	0.49	12.25
Lot Type 4 (74 Ft Lot)	88	0.43	37.84
Lot Type 5 (60 Ft Lot)	82	0.34	27.88
Total Equivalent Units	**195**		**77.97**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #3 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #4 are shown in Table E-33 as calculated based on the proposed development for Phase #4 shown in Table E-13 and the original Equivalent Unit factors shown in Table E-19.

Table E-33
Estimated Equivalent Units – Phase #4 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	2	0.83	1.66
Lot Type 4 (74 Ft Lot)	3	0.72	2.16
Lot Type 5 (60 Ft Lot)	2	0.58	1.16
Lot Type 6 (50 Ft Lot)	2	0.48	0.96
Total Equivalent Units	**9**		**5.94**

Note: These Equivalent Units will continue to be used for Phase #4 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #4 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #4 at the time of levying the Assessments for Phase #4 Improvements.

The 2022 revised total Equivalent Units for Phase #4 are shown in Table E-34 as calculated based on the Phase #4 proposed development shown in Table E-13 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-34
Estimated Equivalent Units – Phase #4 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	2	0.49	0.98
Lot Type 4 (74 Ft Lot)	3	0.43	1.29
Lot Type 5 (60 Ft Lot)	2	0.34	0.68
Lot Type 6 (50 Ft Lot)	2	0.29	0.58
Total Equivalent Units	**9**		**3.53**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #4 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #5 are shown in Table E-35 as calculated based on the proposed development at the time of Assessment levy for Phase #5 shown in Table E-14 and the 2021 revised Equivalent Unit factors shown in Table E-20.

Table E-35
Estimated Equivalent Units – Phase #5 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	60	0.83	49.80
Lot Type 7 (65 Ft Lot)	36	0.65	23.40
Total Equivalent Units	**96**		**73.20**

The 2021 revised total Equivalent Units for Phase #5 are shown in Table E-36 as calculated based on the actual plat recorded in August 2021 for Phase #5 development shown in Table E-15 and the 2021 revised Equivalent Unit factors shown in Table E-20. A one-acre lot in Phase #5 does not benefit from the Phase #5 Improvements and does not have any Assessments related to the Phase #5 Improvements.

Table E-36
Estimated Equivalent Units – Phase #5 – 2021 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One acre Lot)[1]	1	1.00	1.00
Lot Type 3 (86 Ft Lot)	58	0.83	48.14
Lot Type 7 (65 Ft Lot)	38	0.65	24.70
Total Equivalent Units	**97**		**73.84**

Note: These Equivalent Units will continue to be used for Phase #5 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #5 for the Phases #2-9 Major Improvement Area Projects previously allocated to Phase #5 at the time of levying the Assessments for Phase #5 Improvements.

The 2022 revised total Equivalent Units for Phase #5 are shown in Table E-37 as calculated based on the actual Phase #5 development shown in Table E-15 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-37
Estimated Equivalent Units – Phase #5 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One acre Lot)[1]	1	1.00	1.00
Lot Type 3 (86 Ft Lot)	58	0.49	28.42
Lot Type 7 (65 Ft Lot)	38	0.37	14.06
Total Equivalent Units	**97**		**43.48**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #5 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #6 are shown in Table E-38 as calculated based on the proposed development for Phase #6 shown in Table E-16 and the 2022 revised Equivalent Unit factors shown in Table E-21.

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Table E-38
Estimated Equivalent Units – Phase #6

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 4 (74 Ft Lot)	61	0.43	26.23
Lot Type 5 (60 Ft Lot)	69	0.34	23.46
Lot Type 6 (50 Ft Lot)	61	0.29	17.69
Lot Type 8 (40 Ft Lot)	66	0.24	15.84
Total Equivalent Units	**257**		**83.22**

The total Equivalent Units for Phase #7 are shown in Table E-39 as calculated based on the proposed development for Phase #7 shown in Table E-16 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-38
Estimated Equivalent Units – Phase #7

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	14	1.00	14.00
Lot Type 2 (100 Ft Lot)	54	0.65	35.10
Lot Type 3 (86 Ft Lot)	33	0.49	16.17
Lot Type 4 (74 Ft Lot)	39	0.43	16.77
Lot Type 7 (65 Ft Lot)	31	0.37	11.47
Total Equivalent Units	**171**		**93.51**

The total Equivalent Units for Phases #8-9 are shown in Table E-39 as calculated based on the proposed development for Phases #8-9 shown in Table E-16 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-39
Estimated Equivalent Units – Phases #8-9

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 2 (100 Ft Lot)	2	0.65	1.30
Lot Type 3 (86 Ft Lot)	66	0.49	32.34
Lot Type 4 (74 Ft Lot)	44	0.43	18.92
Lot Type 7 (65 Ft Lot)	98	0.37	36.26
Lot Type 8 (40 Ft Lot)	7	0.24	1.68
Lot Type 9 (35 Ft Lot)	60	0.23	13.80
Total Equivalent Units	**277**		**104.30**

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C) Original Allocation of Assessments to Lots within Phase #1 (Before Refunding)

As shown in Table E-40, the total amount of the Phase #1 Bonds, which represented the total Assessment originally allocated to all Parcels within Phase #1, was $9,000,000. As shown in Table E-22, there were a total of 334 residential units representing a total of 209.97 estimated original Equivalent Units for the residential development in Phase #1, resulting in an original Assessment per Equivalent Unit of $42,863.27.

The original Assessment per dwelling unit was calculated as the product of (i) $42,863.27 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $42,863.27 (i.e., $42,863.27 × 1.00). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $35,576.51 (i.e., $42,863.27 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $30,861.55 (i.e., $42,863.27 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $24,860.69 (i.e., $42,863.27 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,574.37 (i.e., $42,863.27 × 0.48). Table E-40 sets forth the original Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-40
Assessment Per Unit – Phase #1 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$42,863.27	1.00	$42,863.27	per dwelling unit	$771,539
Lot Type 3 (86 Ft Lot)	47	$42,863.27	0.83	$35,576.51	per dwelling unit	$1,672,096
Lot Type 4 (74 Ft Lot)	56	$42,863.27	0.72	$30,861.55	per dwelling unit	$1,728,247
Lot Type 5 (60 Ft Lot)	104	$42,863.27	0.58	$24,860.69	per dwelling unit	$2,585,512
Lot Type 6 (50 Ft Lot)	109	$42,863.27	0.48	$20,574.37	per dwelling unit	$2,242,606
Total	**334**					**$9,000,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-41.

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Table E-41
Projected Leverage – Phase #1 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$42,863.27	3.97	19.25
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$35,576.51	3.14	19.34
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$30,861.55	3.12	19.18
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$24,860.69	3.14	19.31
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$20,574.37	3.16	19.44
Total	**334**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-42.

Table E-42
Estimated Tax Rate Equivalent Per Unit – Phase #1 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$3,911.54	$2.3009	$0.4741
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$3,246.58	$2.9039	$0.4719
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$2,816.31	$2.9276	$0.4757
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$2,268.70	$2.9086	$0.4726
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$1,877.54	$2.8885	$0.4694
Total	**334**					

D) 2016 Revised Allocation of Assessments to Lots within Phase #1 (Before Refunding)

As shown in Table E-43, the total amount of the Phase #1 Bonds, which represented the total Assessment originally allocated on all Parcels within Phase #1, was $9,000,000. As shown in Table E-23, there are a total of 335 residential units representing a total of 210.80 estimated 2016 revised Equivalent Units for the residential development in Phase #1, resulting in a 2016 revised Assessment per Equivalent Unit of $42,694.50.

The 2016 revised Assessment per dwelling unit was calculated as the product of (i) $42,694.50 multiplied by (ii) the applicable 2016 revised Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $42,694.50 (i.e., $42,694.50 × 1.00). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $35,436.43 (i.e., $42,694.50 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $30,740.04 (i.e., $42,694.50 × 0.72). The 2016 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $24,762.81 (i.e., $42,694.50× 0.58).

The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,493.36 (i.e., $42,694.50 × 0.48). Table E-43 sets forth the 2016 revised Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-43
Assessment Per Unit – Phase #1 – 2016 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$42,694.50	1.00	$42,694.50	per dwelling unit	$768,501
Lot Type 3 (86 Ft Lot)	48	$42,694.50	0.83	$35,436.43	per dwelling unit	$1,700,949
Lot Type 4 (74 Ft Lot)	56	$42,694.50	0.72	$30,740.04	per dwelling unit	$1,721,442
Lot Type 5 (60 Ft Lot)	104	$42,694.50	0.58	$24,762.81	per dwelling unit	$2,575,332
Lot Type 6 (50 Ft Lot)	109	$42,694.50	0.48	$20,493.36	per dwelling unit	$2,233,776
Total	**335**					**$9,000,000**

The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-44.

Table E-44
Projected Leverage – Phase #1 – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$42,694.50	3.98	19.32
Lot Type 3 (86 Ft Lot)	48	$111,800	$688,000	$35,436.43	3.15	19.42
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$30,740.04	3.13	19.26
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$24,762.81	3.15	19.38
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$20,493.36	3.17	19.52
Total	**335**					

The 2016 revised projected tax rate equivalent per unit calculated based on the 2016 revised average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-45.

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Table E-45
Estimated Tax Rate Equivalent Per Unit – Phase #1 – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$3,896.14	$2.2918	$0.4723
Lot Type 3 (86 Ft Lot)	48	$111,800	$688,000	$3,246.58	$2.9039	$0.4719
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$2,816.31	$2.9276	$0.4757
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$2,268.70	$2.9086	$0.4726
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$1,877.54	$2.8885	$0.4694
Total	**335**					

E) 2016 Revised Allocation of Assessments to Lots within Phase #1 (After Refunding)

As shown in Table E-46, the initial amount Phase #1 Refunding Bonds after refunding was $7,750,000 (representing the outstanding Phase #1 Assessments after the refunding related savings). The total outstanding Equivalent Units in Phase #1 at the time of the Phase #1 Refunding Bonds were issued was 208.91 after prepayments, resulting in an outstanding Assessment per Equivalent Unit of $37,097.31 at the time of refunding.

The outstanding Assessment per dwelling unit at the time of refunding was calculated as the product of (i) $37,097.31 multiplied by (ii) the applicable 2016 revised Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $37,097.31 (i.e., $37,097.31 × 1.00). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $30,790.77 (i.e., $37,097.31 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $26,710.07 (i.e., $37,097.31 × 0.72). The 2016 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $21,516.44 (i.e., $37,097.31 × 0.58). The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $17,806.71 (i.e., $37,097.31 × 0.48). Table E-46 sets forth the 2016 revised Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-46
Restated Assessment Per Unit – Phase #1 – 2016 Revised (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$37,097.31	1.00	$37,097.31	per dwelling unit	$667,752
Lot Type 3 (86 Ft Lot)	47	$37,097.31	0.83	$30,790.77	per dwelling unit	$1,447,166
Lot Type 4 (74 Ft Lot)	56	$37,097.31	0.72	$26,710.07	per dwelling unit	$1,495,764
Lot Type 5 (60 Ft Lot)	103	$37,097.31	0.58	$21,516.44	per dwelling unit	$2,216,194
Lot Type 6 (50 Ft Lot)	108	$37,097.31	0.48	$17,806.71	per dwelling unit	$1,923,125
Total	**332**					**$7,750,000**

The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-47.

Table E-47
Projected Leverage – Phase #1 – 2016 Revised (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$37,097.31	4.58	22.24
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$30,790.77	3.63	22.34
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$26,710.07	3.60	22.16
Lot Type 5 (60 Ft Lot)	103	$78,000	$480,000	$21,516.44	3.63	22.31
Lot Type 6 (50 Ft Lot)	108	$65,000	$400,000	$17,806.71	3.65	22.46
Total	**332**					

The 2016 revised projected tax rate equivalent per unit calculated based on the 2016 revised average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-48.

Table E-48
Estimated Tax Rate Equivalent Per Unit – Phase #1 – 2016 Revised (Before Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$2,717.98	$1.5988	$0.3295
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$2,255.92	$2.0178	$0.3279
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$1,956.94	$2.0342	$0.3306
Lot Type 5 (60 Ft Lot)	103	$78,000	$480,000	$1,576.43	$2.0211	$0.3284
Lot Type 6 (50 Ft Lot)	108	$65,000	$400,000	$1,304.63	$2.0071	$0.3262
Total	**332**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently, the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type in Phase #1 is shown in Table E-49.

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Table E-49
Updated Projected Leverage – Phase #1

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$400,000	$2,000,000	$37,097.31	10.78	53.91
Lot Type 3 (86 Ft Lot)	47	$195,000	$975,000	$30,790.77	6.33	31.67
Lot Type 4 (74 Ft Lot)	56	$170,000	$850,000	$26,710.07	6.36	31.82
Lot Type 5 (60 Ft Lot)	103	$137,000	$685,000	$21,516.44	6.37	31.84
Lot Type 6 (50 Ft Lot)	108	$117,000	$585,000	$17,806.71	6.57	32.85
Total	**332**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-50.

Table E-50
Updated Estimated Tax Rate Equivalent Per Unit – Phase #1

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$400,000	$2,000,000	$2,717.98	$0.6795	$0.1359
Lot Type 3 (86 Ft Lot)	47	$195,000	$975,000	$2,255.92	$1.1569	$0.2314
Lot Type 4 (74 Ft Lot)	56	$170,000	$850,000	$1,956.94	$1.1511	$0.2302
Lot Type 5 (60 Ft Lot)	103	$137,000	$685,000	$1,576.43	$1.1507	$0.2301
Lot Type 6 (50 Ft Lot)	108	$117,000	$585,000	$1,304.63	$1.1151	$0.2230
Total	**332**					

F) Original Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-51 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-25, there were a total of 1,465 residential units representing a total of 909.01 originally estimated Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $19,966.78.

The original Assessment per dwelling unit was calculated as the product of (i) $19,966.78 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $19,966.78 (i.e.,

$19,966.78 × 1.00). The original Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $17,570.76 (i.e., $19,966.78 × 0.88). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $16,572.42 (i.e., $19,966.78 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,376.08 (i.e., $19,966.78 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,580.73 (i.e., $19,966.78 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,584.05 (i.e., $19,966.78 × 0.48). Table E-51 sets forth the original Assessment per dwelling unit for each of the six Lot Types in the Phases #2-9 Major Improvement Area.

Table E-51
Assessment Per Unit – Phases #2-9 Major Improvement Area – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	31	$19,966.78	1.00	$19,966.78	per dwelling unit	$618,970
Lot Type 2 (100 Ft Lot)	25	$19,966.78	0.88	$17,570.76	per dwelling unit	$439,269
Lot Type 3 (86 Ft Lot)	123	$19,966.78	0.83	$16,572.42	per dwelling unit	$2,038,408
Lot Type 4 (74 Ft Lot)	401	$19,966.78	0.72	$14,376.08	per dwelling unit	$5,764,808
Lot Type 5 (60 Ft Lot)	404	$19,966.78	0.58	$11,580.73	per dwelling unit	$4,678,615
Lot Type 6 (50 Ft Lot)	481	$19,966.78	0.48	$9,584.05	per dwelling unit	$4,609,929
Total	**1,465**					**$18,150,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-52.

Table E-52
Projected Leverage – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	31	$170,000	$825,000	$19,966.78	8.51	41.32
Lot Type 2 (100 Ft Lot)	25	$130,000	$725,000	$17,570.76	7.40	41.26
Lot Type 3 (86 Ft Lot)	123	$111,800	$688,000	$16,572.42	6.75	41.51
Lot Type 4 (74 Ft Lot)	401	$96,200	$592,000	$14,376.08	6.69	41.18
Lot Type 5 (60 Ft Lot)	404	$78,000	$480,000	$11,580.73	6.74	41.45
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$9,584.05	6.78	41.74
Total	**1,465**					

The projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-53.

Table E-53
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	31	$170,000	$825,000	$1,872.48	$1.1015	$0.2270
Lot Type 2 (100 Ft Lot)	25	$130,000	$725,000	$1,647.78	$1.2675	$0.2273
Lot Type 3 (86 Ft Lot)	123	$111,800	$688,000	$1,554.16	$1.3901	$0.2259
Lot Type 4 (74 Ft Lot)	401	$96,200	$592,000	$1,348.18	$1.4014	$0.2277
Lot Type 5 (60 Ft Lot)	404	$78,000	$480,000	$1,086.04	$1.3924	$0.2263
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$898.79	$1.3828	$0.2247
Total	**1,465**					

G) 2016 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-54 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-26, there were a total of 1,437 residential units representing a total of 888.39 estimated 2016 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in a 2016 revised Assessment per Equivalent Unit of $20,430.22.

The 2016 revised Assessment per dwelling unit was calculated as the product of (i) $20,430.22 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $20,430.22 (i.e., $20,430.22 × 1.00). The 2016 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $17,978.59 (i.e., $20,430.22 × 0.88). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $16,957.08 (i.e., $20,430.22 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,709.76 (i.e., $20,430.22 × 0.72). The 2016 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,849.53 (i.e., $20,430.22 × 0.58). The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,806.50 (i.e., $20,430.22 × 0.48). Table E-54 sets forth the 2016 revised Assessment per dwelling unit for each of the six Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-54
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2016 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	30	$20,430.22	1.00	$20,430.22	per dwelling unit	$612,906
Lot Type 2 (100 Ft Lot)	18	$20,430.22	0.88	$17,978.59	per dwelling unit	$323,615
Lot Type 3 (86 Ft Lot)	115	$20,430.22	0.83	$16,957.08	per dwelling unit	$1,950,064
Lot Type 4 (74 Ft Lot)	402	$20,430.22	0.72	$14,709.76	per dwelling unit	$5,913,322
Lot Type 5 (60 Ft Lot)	391	$20,430.22	0.58	$11,849.53	per dwelling unit	$4,633,164
Lot Type 6 (50 Ft Lot)	481	$20,430.22	0.48	$9,806.50	per dwelling unit	$4,716,928
Total	**1,437**					**$18,150,000**

The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-55.

Table E-55
Projected Leverage – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	30	$170,000	$825,000	$20,430.22	8.32	40.38
Lot Type 2 (100 Ft Lot)	18	$130,000	$725,000	$17,978.59	7.23	40.33
Lot Type 3 (86 Ft Lot)	115	$111,800	$688,000	$16,957.08	6.59	40.57
Lot Type 4 (74 Ft Lot)	402	$96,200	$592,000	$14,709.76	6.54	40.25
Lot Type 5 (60 Ft Lot)	391	$78,000	$480,000	$11,849.53	6.58	40.51
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$9,806.50	6.63	40.79
Total	**1,437**					

The 2016 revised projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-56.

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Table E-56
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	30	$170,000	$825,000	$1,915.9389	$1.1270	$0.2322
Lot Type 2 (100 Ft Lot)	18	$130,000	$725,000	$1,686.0262	$1.2969	$0.2326
Lot Type 3 (86 Ft Lot)	115	$111,800	$688,000	$1,590.2293	$1.4224	$0.2311
Lot Type 4 (74 Ft Lot)	402	$96,200	$592,000	$1,379.4760	$1.4340	$0.2330
Lot Type 5 (60 Ft Lot)	391	$78,000	$480,000	$1,111.2445	$1.4247	$0.2315
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$919.6507	$1.4148	$0.2299
Total	**1,437**					

H) 2021 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-57 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-27, there were a total of 1,389 residential units representing a total of 883.39 estimated 2021 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in a 2021 revised Assessment per Equivalent Unit of $20,545.85.

The 2021 revised Assessment per dwelling unit was calculated as the product of (i) $20,545.85 multiplied by (ii) the applicable 2021 revised Equivalent Unit value for each Lot Type. For example, the 2021 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $20,545.85 (i.e., $20,545.85 × 1.00). The 2021 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $18,080.35 (i.e., $20,545.85 × 0.88). The 2021 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was 17,053.06 (i.e., $20,545.85 × 0.83). The 2021 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,793.01 (i.e., $20,545.85 × 0.72). The 2021 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,916.59 (i.e., $20,545.85 × 0.58). The 2021 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,862.01 (i.e., $20,545.85 × 0.48). The 2021 revised Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit was $13,354.80 (i.e., $20,545.85 × 0.65). Table E-57 sets forth the 2021 revised Assessment per dwelling unit for each of the seven Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-57
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2021 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	14	$20,545.85	1.00	$20,545.85	per dwelling unit	$287,642
Lot Type 2 (100 Ft Lot)	58	$20,545.85	0.88	$18,080.35	per dwelling unit	$1,048,660
Lot Type 3 (86 Ft Lot)	214	$20,545.85	0.83	$17,053.06	per dwelling unit	$3,649,354
Lot Type 4 (74 Ft Lot)	319	$20,545.85	0.72	$14,793.01	per dwelling unit	$4,718,971
Lot Type 5 (60 Ft Lot)	230	$20,545.85	0.58	$11,916.59	per dwelling unit	$2,740,817
Lot Type 6 (50 Ft Lot)	485	$20,545.85	0.48	$9,862.01	per dwelling unit	$4,783,074
Lot Type 7 (65 Ft Lot)	69	$20,545.85	0.65	$13,354.80	per dwelling unit	$921,481
Total	**1,389**					**$18,150,000**

The 2021 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-58.

Table E-58
Projected Leverage – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	14	$170,000	$825,000	$20,545.85	8.27	40.15
Lot Type 2 (100 Ft Lot)	58	$130,000	$725,000	$18,080.35	7.19	40.10
Lot Type 3 (86 Ft Lot)	214	$111,800	$688,000	$17,053.06	6.56	40.34
Lot Type 4 (74 Ft Lot)	319	$96,200	$592,000	$14,793.01	6.50	40.02
Lot Type 5 (60 Ft Lot)	230	$78,000	$480,000	$11,916.59	6.55	40.28
Lot Type 6 (50 Ft Lot)	485	$65,000	$400,000	$9,862.01	6.59	40.56
Lot Type 7 (65 Ft Lot)	69	$87,300	$537,000	$13,354.80	6.54	40.21
Total	**1,389**					

The 2021 revised projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-59.

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Table E-59
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	14	$170,000	$825,000	$1,887	$1.1097	$0.2287
Lot Type 2 (100 Ft Lot)	58	$130,000	$725,000	$1,660	$1.2770	$0.2290
Lot Type 3 (86 Ft Lot)	214	$111,800	$688,000	$1,566	$1.4005	$0.2276
Lot Type 4 (74 Ft Lot)	319	$96,200	$592,000	$1,358	$1.4119	$0.2294
Lot Type 5 (60 Ft Lot)	230	$78,000	$480,000	$1,094	$1.4028	$0.2280
Lot Type 6 (50 Ft Lot)	485	$65,000	$400,000	$906	$1.3931	$0.2264
Lot Type 7 (65 Ft Lot)	69	$87,300	$537,000	$1,226	$1.4046	$0.2283
Total	**1,389**					

I) 2022 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area (Before Refunding)

As shown in Table E-60 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-28, there were a total of 1,366 residential units representing a total of 534.07 estimated 2022 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $33,984.31.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) $33,984.31 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the 2022 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit is $33,984.31 (i.e., $33,984.31 × 1.00). The 2022 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $22,089.80 (i.e., $33,984.31 × 0.65). The 2022 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $16,652.31 (i.e., $33,984.31 × 0.49). The 2022 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $14,634.08 (i.e., $33,984.31 × 0.43). The 2022 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $11,554.67 (i.e., $33,984.31 × 0.34). The 2022 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $9,855.45 (i.e., $33,984.31 × 0.29). The 2022 revised Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $12,574.19 (i.e., $33,984.31 × 0.37). The 2022 revised Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $8,156.23 (i.e., $33,984.31 × 0.24). The 2022 revised Assessment for a Lot Type 9 (35 Ft Lot) dwelling unit is $7,816.39 (i.e., $33,984.31 × 0.23). Table E-60 sets forth the 2022 revised Assessment per dwelling unit for each of the nine Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-60
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2022 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	15	$33,976.67	1.00	$33,976.67	per dwelling unit	$509,650
Lot Type 2 (100 Ft Lot)	58	$33,976.67	0.65	$22,084.84	per dwelling unit	$1,280,921
Lot Type 3 (86 Ft Lot)	234	$33,976.67	0.49	$16,648.57	per dwelling unit	$3,895,766
Lot Type 4 (74 Ft Lot)	304	$33,976.67	0.43	$14,609.97	per dwelling unit	$4,441,431
Lot Type 5 (60 Ft Lot)	221	$33,976.67	0.34	$11,552.07	per dwelling unit	$2,553,007
Lot Type 6 (50 Ft Lot)	234	$33,976.67	0.29	$9,853.24	per dwelling unit	$2,305,657
Lot Type 7 (65 Ft Lot)	167	$33,976.67	0.37	$12,571.37	per dwelling unit	$2,099,419
Lot Type 8 (40 Ft Lot)	73	$33,976.67	0.24	$8,154.40	per dwelling unit	$595,271
Lot Type 9 (35 Ft Lot)	60	$33,976.67	0.23	$7,814.64	per dwelling unit	$468,878
Total	**1,366**					**$18,150,000**

The 2022 revised projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-61.

Table E-61
Projected Leverage – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	15	$400,000	$2,000,000	$33,976.67	11.77	58.86
Lot Type 2 (100 Ft Lot)	58	$260,000	$1,300,000	$22,084.84	11.77	58.86
Lot Type 3 (86 Ft Lot)	234	$195,000	$975,000	$16,648.57	11.71	58.56
Lot Type 4 (74 Ft Lot)	304	$170,000	$850,000	$14,609.97	11.64	58.18
Lot Type 5 (60 Ft Lot)	221	$137,000	$685,000	$11,552.07	11.86	59.30
Lot Type 6 (50 Ft Lot)	234	$117,000	$585,000	$9,853.24	11.87	59.37
Lot Type 7 (65 Ft Lot)	167	$147,000	$735,000	$12,571.37	11.69	58.47
Lot Type 8 (40 Ft Lot)	73	$95,000	$475,000	$8,154.40	11.65	58.25
Lot Type 9 (35 Ft Lot)	60	$90,000	$450,000	$7,814.64	11.52	57.58
Total	**1,366**					

The 2022 revised projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-62.

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Table E-62
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	15	$400,000	$2,000,000	$3,118	$0.7796	$0.1559
Lot Type 2 (100 Ft Lot)	58	$260,000	$1,300,000	$2,027	$0.7796	$0.1559
Lot Type 3 (86 Ft Lot)	234	$195,000	$975,000	$1,528	$0.7836	$0.1567
Lot Type 4 (74 Ft Lot)	304	$170,000	$850,000	$1,341	$0.7888	$0.1578
Lot Type 5 (60 Ft Lot)	221	$137,000	$685,000	$1,060	$0.7739	$0.1548
Lot Type 6 (50 Ft Lot)	234	$117,000	$585,000	$904	$0.7729	$0.1546
Lot Type 7 (65 Ft Lot)	167	$147,000	$735,000	$1,154	$0.7849	$0.1570
Lot Type 8 (40 Ft Lot)	73	$95,000	$475,000	$748	$0.7878	$0.1576
Lot Type 9 (35 Ft Lot)	60	$90,000	$450,000	$717	$0.7969	$0.1594
Total	**1,366**					

J) 2024 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area (After Refunding)

As shown in Table E-63 the total amount of the Phases #2-9 Refunding and Improvement Bonds, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $11,515,000. As shown in Table E-28.2, there were a total of 1,251 residential units representing a total of 488.06 estimated 2024 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $23,593.41.

The updated Assessment per dwelling unit was calculated as the product of (i) $23,593.41 multiplied by (ii) the applicable 2024 revised Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit is $23,593.41 (i.e., $23,593.41 × 1.00). The updated Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $15,335.72 (i.e., $23,593.41 × 0.65). The updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $11,560.77 (i.e., $23,593.41 × 0.49). The updated Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $10,145.17 (i.e., $23,593.41 × 0.43). The updated Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $8,021.76 (i.e., $23,593.41 × 0.34). The 2022 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $6,842.09 (i.e., $23,593.41 × 0.29). The updated Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $8,729.56 (i.e., $23,593.41 × 0.37). The 2024 revised Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $5,662.42 (i.e., $23,593.41 × 0.24). The updated Assessment for a Lot Type 9 (35 Ft Lot) dwelling unit is $5,426.48 (i.e., $23,593.41 × 0.23). Table E-60 sets forth the updated Assessment per dwelling unit for each of the nine Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-63
Assessment Per Unit – Phases #2-9 Major Improvement Area – After Refunding

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	15	$23,593.41	1.00	$23,593.41	per dwelling unit	$353,901
Lot Type 2 (100 Ft Lot)	60	$23,593.41	0.65	$15,335.72	per dwelling unit	$920,143
Lot Type 3 (86 Ft Lot)	223	$23,593.41	0.49	$11,560.77	per dwelling unit	$2,578,052
Lot Type 4 (74 Ft Lot)	226	$23,593.41	0.43	$10,145.17	per dwelling unit	$2,292,808
Lot Type 5 (60 Ft Lot)	208	$23,593.41	0.34	$8,021.76	per dwelling unit	$1,668,526
Lot Type 6 (50 Ft Lot)	227	$23,593.41	0.29	$6,842.09	per dwelling unit	$1,553,154
Lot Type 7 (65 Ft Lot)	166	$23,593.41	0.37	$8,729.56	per dwelling unit	$1,449,107
Lot Type 8 (40 Ft Lot)	66	$23,593.41	0.24	$5,662.42	per dwelling unit	$373,720
Lot Type 9 (35 Ft Lot)	60	$23,593.41	0.23	$5,426.48	per dwelling unit	$325,589
Total	**1,251**					**$11,515,000**

The updated projected leverage calculated based on the updated estimated finished lot values and home values for each Lot Type is shown in Table E-64.

Table E-64
Projected Leverage – Phases #2-9 Major Improvement Area – After Refunding

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	15	$575,000	$2,875,000	$23,593.41	24.37	121.86
Lot Type 2 (100 Ft Lot)	60	$209,812	$1,049,061	$15,335.72	13.68	68.41
Lot Type 3 (86 Ft Lot)	223	$215,746	$1,078,731	$11,560.77	18.66	93.31
Lot Type 4 (74 Ft Lot)	226	$185,649	$928,246	$10,145.17	18.30	91.50
Lot Type 5 (60 Ft Lot)	208	$141,281	$706,407	$8,021.76	17.61	88.06
Lot Type 6 (50 Ft Lot)	227	$109,481	$547,406	$6,842.09	16.00	80.01
Lot Type 7 (65 Ft Lot)	166	$165,977	$829,883	$8,729.56	19.01	95.07
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$5,662.42	16.78	83.89
Lot Type 9 (35 Ft Lot)	60	$104,000	$520,000	$5,426.48	19.17	95.83
Total	**1,251**					

The updated projected tax rate equivalent per unit calculated based on the updated average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-65.

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Table E-65
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – After Refunding

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	15	$575,000	$2,875,000	$4,407	$0.7664	$0.1533
Lot Type 2 (100 Ft Lot)	60	$209,812	$1,049,061	$2,864	$1.3653	$0.2731
Lot Type 3 (86 Ft Lot)	223	$215,746	$1,078,731	$2,159	$1.0009	$0.2002
Lot Type 4 (74 Ft Lot)	226	$185,649	$928,246	$1,895	$1.0207	$0.2041
Lot Type 5 (60 Ft Lot)	208	$141,281	$706,407	$1,498	$1.0605	$0.2121
Lot Type 6 (50 Ft Lot)	227	$109,481	$547,406	$1,278	$1.1673	$0.2335
Lot Type 7 (65 Ft Lot)	166	$165,977	$829,883	$1,631	$0.9824	$0.1965
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$1,058	$1.1133	$0.2227
Lot Type 9 (35 Ft Lot)	60	$104,000	$520,000	$1,014	$0.9746	$0.1949
Total	**1,251**					

K) Original Allocation of Assessments to Lots within Phase #2

As shown in Table E-66, the total amount of the Reimbursement Agreement for Phase #2, which represents the original total Assessment to be allocated on all Parcels within Phase #2, is $5,300,000. As shown in Table E-29, there are a total of 360 residential units representing a total of 214.67 estimated original Equivalent Units for the residential development in Phase #2, resulting in an original Assessment per Equivalent Unit of $24,689.06.

The original Assessment per dwelling unit was calculated as the product of (i) $24,689.06 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $21,726.37 (i.e., $24,689.06 × 1.00). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $20,491.92 (i.e., $24,689.06 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $17,776.12 (i.e., $24,689.06 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $14,319.65 (i.e., $24,689.06 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $11,850.75 (i.e., $24,689.06 × 0.48). Table E-66 sets forth the original Assessment per dwelling unit for each of the five Lot Types in Phase #2.

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Table E-66
Assessment Per Unit – Phase #2 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	4	$24,689.06	0.88	$21,726.37	per dwelling unit	$86,905
Lot Type 3 (86 Ft Lot)	49	$24,689.06	0.83	$20,491.92	per dwelling unit	$1,004,104
Lot Type 4 (74 Ft Lot)	68	$24,689.06	0.72	$17,776.12	per dwelling unit	$1,208,776
Lot Type 5 (60 Ft Lot)	68	$24,689.06	0.58	$14,319.65	per dwelling unit	$973,736
Lot Type 6 (50 Ft Lot)	171	$24,689.06	0.48	$11,850.75	per dwelling unit	$2,026,478
Total	**360**					**$5,300,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-67.

Table E-67
Projected Leverage – Phase #2 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	4	$130,000	$725,000	$21,726.37	5.98	33.37
Lot Type 3 (86 Ft Lot)	49	$111,800	$688,000	$20,491.92	5.46	33.57
Lot Type 4 (74 Ft Lot)	68	$96,200	$592,000	$17,776.12	5.41	33.30
Lot Type 5 (60 Ft Lot)	68	$78,000	$480,000	$14,319.65	5.45	33.52
Lot Type 6 (50 Ft Lot)	171	$65,000	$400,000	$11,850.75	5.48	33.75
Total	**360**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #2 is shown in Table E-68.

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Table E-68
Estimated Tax Rate Equivalent Per Unit – Phase #2 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	4	$130,000	$725,000	$3,477.07	$2.6747	$0.4796
Lot Type 3 (86 Ft Lot)	49	$111,800	$688,000	$3,279.51	$2.9334	$0.4767
Lot Type 4 (74 Ft Lot)	68	$96,200	$592,000	$2,844.88	$2.9573	$0.4806
Lot Type 5 (60 Ft Lot)	68	$78,000	$480,000	$2,291.71	$2.9381	$0.4774
Lot Type 6 (50 Ft Lot)	171	$65,000	$400,000	$1,896.58	$2.9178	$0.4741
Total	**360**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #2 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #2.

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-69.

Table E-69
Updated Projected Leverage – Phase #2

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	4	$260,000	$1,300,000	$21,726.37	11.97	59.84
Lot Type 3 (86 Ft Lot)	49	$195,000	$975,000	$20,491.92	9.52	47.58
Lot Type 4 (74 Ft Lot)	68	$170,000	$850,000	$17,776.12	9.56	47.82
Lot Type 5 (60 Ft Lot)	68	$137,000	$685,000	$14,319.65	9.57	47.84
Lot Type 6 (50 Ft Lot)	171	$117,000	$585,000	$11,850.75	9.87	49.36
Total	**360**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-70.

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Table E-70
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #2

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	4	$260,000	$1,300,000	$3,477.07	$1.3373	$0.2675
Lot Type 3 (86 Ft Lot)	49	$195,000	$975,000	$3,279.51	$1.6818	$0.3364
Lot Type 4 (74 Ft Lot)	68	$170,000	$850,000	$2,844.88	$1.6735	$0.3347
Lot Type 5 (60 Ft Lot)	68	$137,000	$685,000	$2,291.71	$1.6728	$0.3346
Lot Type 6 (50 Ft Lot)	171	$117,000	$585,000	$1,896.58	$1.6210	$0.3242
Total	**360**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #2 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #2.

L) Updated Allocation of Assessments to Lots within Phase #2 (After Refunding)

As shown in Table E-71, the total amount of the Phases #2-9 Refunding and Improvement Bonds for the Phase #2 Improvements, which represents the updated total Assessment to be allocated on all Parcels within Phase #2, is $4,260,000. There are a total of 322 residential units representing a total of 188.61 updated Equivalent Units for the residential development in Phase #2, resulting in an updated Assessment per Equivalent Unit of $22,586.29.

The updated Assessment per dwelling unit was calculated as the product of (i) $22,586.29 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $19,875.93 (i.e., $22,586.29 × 0.88). The updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $18,746.62 (i.e., $22,586.29 × 0.83). The updated Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $16,262.13 (i.e., $22,586.29 × 0.72). The updated Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $13,100.05 (i.e., $22,586.29 × 0.58). The updated Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $10,841.42 (i.e., $22,586.29 × 0.48). Table E-71 sets forth the updated Assessment per dwelling unit for each of the five Lot Types in Phase #2.

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Table E-71
Assessment Per Unit – Phase #2 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 2 (100 Ft Lot)	4	$22,586.29	0.88	$19,875.93	per dwelling unit	$79,504
Lot Type 3 (86 Ft Lot)	43	$22,586.29	0.83	$18,746.62	per dwelling unit	$806,105
Lot Type 4 (74 Ft Lot)	45	$22,586.29	0.72	$16,262.13	per dwelling unit	$731,796
Lot Type 5 (60 Ft Lot)	66	$22,586.29	0.58	$13,100.05	per dwelling unit	$864,603
Lot Type 6 (50 Ft Lot)	164	$22,586.29	0.48	$10,841.42	per dwelling unit	$1,777,993
Total	**322**					**$4,260,000**

The updated projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-72.

Table E-72
Projected Leverage – Phase #2 – (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	4	$209,812	$1,049,061	$19,875.93	10.56	52.78
Lot Type 3 (86 Ft Lot)	43	$215,746	$1,078,731	$18,746.62	11.51	57.54
Lot Type 4 (74 Ft Lot)	45	$185,649	$928,246	$16,262.13	11.42	57.08
Lot Type 5 (60 Ft Lot)	66	$141,281	$706,407	$13,100.05	10.78	53.92
Lot Type 6 (50 Ft Lot)	164	$109,481	$547,406	$10,841.42	10.10	50.49
Total	**322**					

The updated projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #2 is shown in Table E-73.

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Table E-73
Estimated Tax Rate Equivalent Per Unit – Phase #2 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	4	$209,812	$1,049,061	$1,819.02	$0.8670	$0.1734
Lot Type 3 (86 Ft Lot)	43	$215,746	$1,078,731	$1,715.67	$0.7952	$0.1590
Lot Type 4 (74 Ft Lot)	45	$185,649	$928,246	$1,488.29	$0.8017	$0.1603
Lot Type 5 (60 Ft Lot)	66	$141,281	$706,407	$1,198.90	$0.8486	$0.1697
Lot Type 6 (50 Ft Lot)	164	$109,481	$547,406	$992.19	$0.9063	$0.1813
Total	**322**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #2 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #2.

M) Original Allocation of Assessments to Lots within Phase #3

As shown in Table E-74, the total amount of the Reimbursement Agreement for Phase #3, which represents the original total Assessment to be allocated on all Parcels within Phase #3, is $3,700,000. As shown in Table E-31, there are a total of 195 residential units representing a total of 131.67 estimated updated Equivalent Units for the residential development in Phase #3, resulting in an original Assessment per Equivalent Unit of $28,100.55.

The original Assessment per dwelling unit was calculated as the product of (i) $28,100.55 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $23,323.46 (i.e., $28,100.55 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $20,232.40 (i.e., $28,100.55 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $16,298.32 (i.e., $28,100.55 × 0.58). Table E-74 sets forth the original Assessment per dwelling unit for each of the three Lot Types in Phase #3.

Table E-74
Assessment Per Unit – Phase #3 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	25	$28,100.55	0.83	$23,323.46	per dwelling unit	$583,087
Lot Type 4 (74 Ft Lot)	88	$28,100.55	0.72	$20,232.40	per dwelling unit	$1,780,451
Lot Type 5 (60 Ft Lot)	82	$28,100.55	0.58	$16,298.32	per dwelling unit	$1,336,462
Total	**195**					**$3,700,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-75.

Table E-75
Projected Leverage – Phase #3 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	25	$111,800	$688,000	$23,323.46	4.79	29.50
Lot Type 4 (74 Ft Lot)	88	$96,200	$592,000	$20,232.40	4.75	29.26
Lot Type 5 (60 Ft Lot)	82	$78,000	$480,000	$16,298.32	4.79	29.45
Total	**195**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #3 is shown in Table E-76.

Table E-76
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #3 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	25	$111,800	$688,000	$3,331.01	$2.9794	$0.4842
Lot Type 4 (74 Ft Lot)	88	$96,200	$592,000	$2,889.55	$3.0037	$0.4881
Lot Type 5 (60 Ft Lot)	82	$78,000	$480,000	$2,327.69	$2.9842	$0.4849
Total	**195**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #3 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #3.

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-77.

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Table E-77
Updated Projected Leverage – Phase #3

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	25	$195,000	$975,000	$23,323.46	8.36	41.80
Lot Type 4 (74 Ft Lot)	88	$170,000	$850,000	$20,232.40	8.40	42.01
Lot Type 5 (60 Ft Lot)	82	$137,000	$685,000	$16,298.32	8.41	42.03
Total	**195**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-78.

Table E-78
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #3

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	25	$195,000	$975,000	$3,331.01	$1.7082	$0.3416
Lot Type 4 (74 Ft Lot)	88	$170,000	$850,000	$2,889.55	$1.6997	$0.3399
Lot Type 5 (60 Ft Lot)	82	$137,000	$685,000	$2,327.69	$1.6990	$0.3398
Total	**195**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #3 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #3.

N) Updated Allocation of Assessments to Lots within Phase #3 (After Refunding)

As shown in Table E-79, the total amount of the Phases #2-9 Refunding and Improvement Bonds for the Phase #3 Improvements, which represents the updated total Assessment to be allocated on all Parcels within Phase #3, is $2,923,000 There are a total of 157 residential units representing a total of 104.90 estimated updated Equivalent Units for the residential development in Phase #3, resulting in an original Assessment per Equivalent Unit of $27,864.63.

The updated Assessment per dwelling unit was calculated as the product of (i) $27,864.63 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $23,127.65 (i.e., $27,864.63 × 0.83). The updated Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $20,062.54 (i.e., $27,864.63 × 0.72). The updated Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is

$16,161.49 (i.e., $27,864.63 × 0.58). Table E-79 sets forth the original Assessment per dwelling unit for each of the three Lot Types in Phase #3.

Table E-79
Assessment Per Unit – Phase #3 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	24	$27,864.63	0.83	$23,127.65	per dwelling unit	$555,063
Lot Type 4 (74 Ft Lot)	56	$27,864.63	0.72	$20,062.54	per dwelling unit	$1,123,502
Lot Type 5 (60 Ft Lot)	77	$27,864.63	0.58	$16,161.49	per dwelling unit	$1,244,435
Total	**157**					**$2,923,000**

The updated projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-80.

Table E-80
Projected Leverage – Phase #3 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	24	$215,746	$1,078,731	$23,127.65	9.33	46.64
Lot Type 4 (74 Ft Lot)	56	$185,649	$928,246	$20,062.54	9.25	46.27
Lot Type 5 (60 Ft Lot)	77	$141,281	$706,407	$16,161.49	8.74	43.71
Total	**157**					

The updated projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #3 is shown in Table E-81.

Table E-81
Estimated Tax Rate Equivalent Per Unit – Phase #3 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	24	$215,746	$1,078,731	$2,145.14	$0.9943	$0.1989
Lot Type 4 (74 Ft Lot)	56	$185,649	$928,246	$1,860.84	$1.0023	$0.2005
Lot Type 5 (60 Ft Lot)	77	$141,281	$706,407	$1,499.01	$1.0610	$0.2122
Total	**157**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #3 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #3.

O) Original Allocation of Assessments to Lots within Phase #4

As shown in Table E-82, the total amount of the Reimbursement Agreement for Phase #4, which represents the original total Assessment to be allocated on all Parcels within Phase #4, is $167,000. As shown in Table E-33, there are a total of 9 residential units representing a total of 5.94 estimated original Equivalent Units for the residential development in Phase #4, resulting in an original Assessment per Equivalent Unit of $28,114.48.

The original Assessment per dwelling unit was calculated as the product of (i) $28,114.48 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $23,335.02. (i.e., $28,114.48 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $20,242.42 (i.e., $28,114.48 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $16,306.40 (i.e., $28,114.48 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $13,494.95 (i.e., $28,114.48 × 0.48). Table E-82 sets forth the original Assessment per dwelling unit for each of the four Lot Types in Phase #4.

Table E-82
Assessment Per Unit – Phase #4 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	2	$28,114.48	0.83	$23,335.02	per dwelling unit	$46,670
Lot Type 4 (74 Ft Lot)	3	$28,114.48	0.72	$20,242.42	per dwelling unit	$60,727
Lot Type 5 (60 Ft Lot)	2	$28,114.48	0.58	$16,306.40	per dwelling unit	$32,613
Lot Type 6 (50 Ft Lot)	2	$28,114.48	0.48	$13,494.95	per dwelling unit	$26,990
Total	**9**					**$167,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-83.

Table E-83
Projected Leverage – Phase #4 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	2	$111,800	$688,000	$23,335.02	4.79	29.48
Lot Type 4 (74 Ft Lot)	3	$96,200	$592,000	$20,242.42	4.75	29.25
Lot Type 5 (60 Ft Lot)	2	$78,000	$480,000	$16,306.40	4.78	29.44
Lot Type 6 (50 Ft Lot)	2	$65,000	$400,000	$13,494.95	4.82	29.64
Total	**9**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #4 is shown in Table E-84.

Table E-84
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #4 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	2	$111,800	$688,000	$3,286.83	$2.9399	$0.4777
Lot Type 4 (74 Ft Lot)	3	$96,200	$592,000	$2,851.22	$2.9638	$0.4816
Lot Type 5 (60 Ft Lot)	2	$78,000	$480,000	$2,296.82	$2.9446	$0.4785
Lot Type 6 (50 Ft Lot)	2	$65,000	$400,000	$1,900.82	$2.9243	$0.4752
Total	**9**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #4 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #4.

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-85.

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Table E-85
Updated Projected Leverage – Phase #4

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	2	$195,000	$975,000	$23,335.02	8.36	41.78
Lot Type 4 (74 Ft Lot)	3	$170,000	$850,000	$20,242.42	8.40	41.99
Lot Type 5 (60 Ft Lot)	2	$137,000	$685,000	$16,306.40	8.40	42.01
Lot Type 6 (50 Ft Lot)	2	$117,000	$585,000	$13,494.95	8.67	43.35
Total	**9**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-86.

Table E-86
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #4

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	2	$195,000	$975,000	$3,287	$1.6856	$0.3371
Lot Type 4 (74 Ft Lot)	3	$170,000	$850,000	$2,851	$1.6772	$0.3354
Lot Type 5 (60 Ft Lot)	2	$137,000	$685,000	$2,297	$1.6765	$0.3353
Lot Type 6 (50 Ft Lot)	2	$117,000	$585,000	$1,901	$1.6246	$0.3249
Total	**9**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #4 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #4.

P) Allocation of Assessments to Lots within Phase #4 (After Refunding)

As shown in Table E-87, the total amount of Phases #2-9 Refunding and Improvement Bonds for the Phase #4 Improvements, which represents the updated total Assessment to be allocated on all Parcels within Phase #4, is $164,000. There are a total of 9 residential units representing a total of 5.94 estimated Equivalent Units for the residential development in Phase #4, resulting in an original Assessment per Equivalent Unit of $27,609.43.

The updated Assessment per dwelling unit was calculated as the product of (i) $27,609.43 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $22,915.82 (i.e., $27,609.43 × 0.83). The updated Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $19,878.79 (i.e.,

$27,609.43 × 0.72). The updated Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $16,013.47 (i.e., $27,609.43 × 0.58). The updated Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $13,252.53 (i.e., $27,609.43 × 0.48). Table E-87 sets forth the original Assessment per dwelling unit for each of the four Lot Types in Phase #4.

Table E-87
Assessment Per Unit – Phase #4 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	2	$27,609.43	0.83	$22,915.82	per dwelling unit	$45,832
Lot Type 4 (74 Ft Lot)	3	$27,609.43	0.72	$19,878.79	per dwelling unit	$59,636
Lot Type 5 (60 Ft Lot)	2	$27,609.43	0.58	$16,013.47	per dwelling unit	$32,027
Lot Type 6 (50 Ft Lot)	2	$27,609.43	0.48	$13,252.53	per dwelling unit	$26,505
Total	**9**					**$164,000**

The updated projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-88.

Table E-88
Projected Leverage – Phase #4 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	2	$215,746	$1,078,731	$22,915.82	9.41	47.07
Lot Type 4 (74 Ft Lot)	3	$185,649	$928,246	$19,878.79	9.34	46.70
Lot Type 5 (60 Ft Lot)	2	$141,281	$706,407	$16,013.47	8.82	44.11
Lot Type 6 (50 Ft Lot)	2	$109,481	$547,406	$13,252.53	8.26	41.31
Total	**9**					

The updated projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #4 is shown in Table E-89.

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Table E-89
Estimated Tax Rate Equivalent Per Unit – Phase #4 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	2	$215,746	$1,078,731	$2,128	$0.9865	$0.1973
Lot Type 4 (74 Ft Lot)	3	$185,649	$928,246	$1,846	$0.9944	$0.1989
Lot Type 5 (60 Ft Lot)	2	$141,281	$706,407	$1,487	$1.0527	$0.2105
Lot Type 6 (50 Ft Lot)	2	$109,481	$547,406	$1,231	$1.1242	$0.2248
Total	**9**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #4 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #4.

Q) Original Allocation of Assessments to Lots within Phase #5

As shown in Table E-90, the total amount of the Reimbursement Agreement for Phase #5, which represents the original total Assessment to be allocated on all Parcels within Phase #5, is $2,510,000. As shown in Table E-35, there were a total of 96 residential units representing a total of 73.20 estimated original Equivalent Units for the residential development in Phase #5, resulting in an original Assessment per Equivalent Unit of $34,289.62.

The original Assessment per dwelling unit was calculated as the product of (i) $34,289.62 multiplied by (ii) the applicable 2021 revised Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $28,460.38 (i.e., $34,289.62 × 0.83). The original Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $22,288.25 (i.e., $34,289.62 × 0.65). Table E-90 sets forth the original Assessment per dwelling unit for each of the two Lot Types in Phase #5.

Table E-90
Assessment Per Unit – Phase #5 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	60	$34,289.62	0.83	$28,460.38	per dwelling unit	$1,707,623
Lot Type 7 (65 Ft Lot)	36	$34,289.62	0.65	$22,288.25	per dwelling unit	$802,377
Total	**96**					**$2,510,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-91.

Table E-91
Projected Leverage – Phase #5 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	60	$111,800	$688,000	$28,460.38	3.93	24.17
Lot Type 7 (65 Ft Lot)	36	$87,300	$537,000	$22,288.25	3.92	24.09
Total	**96**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #5 is shown in Table E-92.

Table E-92
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #5 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	60	$111,800	$688,000	$3,667.28	$3.2802	$0.5330
Lot Type 7 (65 Ft Lot)	36	$87,300	$537,000	$2,871.97	$3.2898	$0.5348
Total	**96**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #5 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #5.

R) 2022 Revised Allocation of Assessments to Lots within Phase #5

As shown in Table E-93, the total amount of the Reimbursement Agreement for Phase #5, which represents the original total Assessment to be allocated on all Parcels within Phase #5, is $2,510,000. As shown in Table E-36, there are a total of 96 residential units representing a total of 72.84 estimated 2022 revised Equivalent Units for the residential development in Phase #5, resulting in a 2022 revised Assessment per Equivalent Unit of $34,459.09.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) $34,459.09 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the 2022 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $28,601.04 (i.e., $34,459.09 × 0.83). The original Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $22,398.41 (i.e., $34,459.09 × 0.65). Table E-93 sets forth the original Assessment per dwelling unit for each of the two Lot Types in Phase #5.

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Table E-93
Assessment Per Unit – Phase #5 – 2022 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	58	$34,459.09	0.83	$28,601.04	per dwelling unit	$1,658,861
Lot Type 7 (65 Ft Lot)	38	$34,459.09	0.65	$22,398.41	per dwelling unit	$851,139
Total	**96**					**$2,510,000**

The 2022 revised projected leverage calculated based on the 2022 revised estimated finished lot value, home value, and revised lot count. As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. In addition, the actual lot count for each Lot Type within Phase #5 has been updated by the Developer based on the final plat. The updated projected leverage calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-94.

Table E-94
Projected Leverage – Phase #5 – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	58	$195,000	$975,000	$28,601.04	6.82	34.09
Lot Type 7 (65 Ft Lot)	38	$147,000	$735,000	$22,398.41	6.56	32.81
Total	**96**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. In addition, the actual lot count for each Lot Type within Phase #5 has been updated by the Developer based on the final plat. The updated projected tax rate equivalent per unit calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-95.

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Table E-95
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #5 – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	58	$195,000	$975,000	$3,667	$1.8807	$0.3761
Lot Type 7 (65 Ft Lot)	38	$147,000	$735,000	$2,872	$1.9537	$0.3907
Total	**96**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #5 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #5.

S) 2022 Revised Allocation of Assessments to Lots within Phase #5 (After Refunding)

As shown in Table E-96, the total amount of the Phases #2-9 Refunding and Improvement Bonds for Phase #5, which represents the updated total Assessment to be allocated on all Parcels within Phase #5, is $2,395,000. There are a total of 93 residential units representing a total of 69.70 estimated 2022 revised Equivalent Units for the residential development in Phase #5, resulting in an updated Assessment per Equivalent Unit of $34,361.55.

The updated Assessment per dwelling unit was calculated as the product of (i) $34,361.55 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $28,520.09 (i.e., $34,361.55 × 0.83). The updated Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $22,335.01 (i.e., $34,361.55 × 0.65). Table E-96 sets forth the original Assessment per dwelling unit for each of the two Lot Types in Phase #5.

Table E-96
Assessment Per Unit – Phase #5 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	55	$34,361.55	0.83	$28,520.09	per dwelling unit	$1,568,605
Lot Type 7 (65 Ft Lot)	37	$34,361.55	0.65	$22,335.01	per dwelling unit	$826,395
Total	**92**					**$2,395,000**

The updated projected leverage calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-97.

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Table E-97
Projected Leverage – Phase #5 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	55	$215,746	$1,078,731	$28,520.09	7.56	37.82
Lot Type 7 (65 Ft Lot)	37	$165,977	$829,883	$22,335.01	7.43	37.16
Total	**92**					

The updated projected tax rate equivalent per unit calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-98.

Table E-98
Estimated Tax Rate Equivalent Per Unit – Phase #5 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	55	$215,746	$1,078,731	$2,545	$1.1795	$0.2359
Lot Type 7 (65 Ft Lot)	37	$165,977	$829,883	$1,993	$1.2007	$0.2401
Total	**92**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #5 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #5.

T) Original Allocation of Assessments to Lots within Phase #6

As shown in Table E-99, the original total amount of the Reimbursement Agreement for Phase #6, which represents the total Assessment to be allocated on all Parcels within Phase #6, is $5,967,861. As shown in Table E-37, there are a total of 257 residential units representing a total of 83.22 estimated Equivalent Units for the residential development in Phase #6, resulting in an Assessment per Equivalent Unit of $71,711.86.

The original Assessment per dwelling unit was calculated as the product of (i) $71,711.86 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $30,836.10 (i.e., $71,711.86 × 0.43). The Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $24,382.03 (i.e., $71,711.86 × 0.34). The Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,796.44 (i.e., $71,711.86 × 0.29). The Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $17,210.85 (i.e., $71,711.86 × 0.24). Table E-99 sets forth the Assessment per dwelling unit for each of the four Lot Types in Phase #6.

Table E-99
Assessment Per Unit – Phase #6 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 4 (74 Ft Lot)	61	$71,711.86	0.43	$30,836.10	per dwelling unit	$1,881,002
Lot Type 5 (60 Ft Lot)	69	$71,711.86	0.34	$24,382.03	per dwelling unit	$1,682,360
Lot Type 6 (50 Ft Lot)	61	$71,711.86	0.29	$20,796.44	per dwelling unit	$1,268,583
Lot Type 8 (40 Ft Lot)	66	$71,711.86	0.24	$17,210.85	per dwelling unit	$1,135,916
Total	**257**					**$5,967,861**

The original projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-100.

Table E-100
Projected Leverage – Phase #6 - Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (74 Ft Lot)	61	$170,000	$850,000	$30,836.10	5.51	27.57
Lot Type 5 (60 Ft Lot)	69	$137,000	$685,000	$24,382.03	5.62	28.09
Lot Type 6 (50 Ft Lot)	61	$117,000	$585,000	$20,796.44	5.63	28.13
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$17,210.85	5.52	27.60
Total	**257**					

The original projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #6 is shown in Table E-101.

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Table E-101
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #6 - Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 4 (74 Ft Lot)	61	$170,000	$850,000	$3,111.07	$1.8300	$0.3660
Lot Type 5 (60 Ft Lot)	69	$137,000	$685,000	$2,459.92	$1.7956	$0.3591
Lot Type 6 (50 Ft Lot)	61	$117,000	$585,000	$2,098.16	$1.7933	$0.3587
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$1,736.41	$1.8278	$0.3656
Total	**257**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #6 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #6.

U) Allocation of Assessments to Lots within Phase #6 (After Refunding)

As shown in Table E-102, the proportional share of Phases #2-9 Refunding and Improvement Bonds total for Phase #6, which represents the total Assessment to be allocated on all Parcels within Phase #6, is $5,057,000. There are a total of 225 residential units representing a total of 71.33 estimated Equivalent Units for the residential development in Phase #6, resulting in an Assessment per Equivalent Unit of $70,895.84.

The updated Assessment per dwelling unit was calculated as the product of (i) $70,895.84 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $30,485.21 (i.e., 70,895.84 × 0.43). The Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $24,104.58 (i.e., $70,895.84 × 0.34). The Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,559.79 (i.e., $70,895.84 × 0.29). The Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $17,015.00 (i.e., $70,895.84 × 0.24). Table E-102 sets forth the Assessment per dwelling unit for each of the four Lot Types in Phase #6.

Table E-102
Assessment Per Unit – Phase #6 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 4 (74 Ft Lot)	42	$70,895.84	0.43	$30,485.21	per dwelling unit	$1,280,379
Lot Type 5 (60 Ft Lot)	63	$70,895.84	0.34	$24,104.58	per dwelling unit	$1,518,589
Lot Type 6 (50 Ft Lot)	61	$70,895.84	0.29	$20,559.79	per dwelling unit	$1,254,147
Lot Type 8 (40 Ft Lot)	59	$70,895.84	0.24	$17,015.00	per dwelling unit	$1,003,885
Total	**225**					**$5,057,000**

The updated projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-103.

Table E-103
Projected Leverage – Phase #6 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (74 Ft Lot)	42	$185,649	$928,246	$30,485.21	6.09	30.45
Lot Type 5 (60 Ft Lot)	63	$141,281	$706,407	$24,104.58	5.86	29.31
Lot Type 6 (50 Ft Lot)	61	$109,481	$547,406	$20,559.79	5.33	26.63
Lot Type 8 (40 Ft Lot)	59	$95,000	$475,000	$17,015.00	5.58	27.92
Total	**225**					

The updated projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #6 is shown in Table E-104.

Table E-104
Estimated Tax Rate Equivalent Per Unit – Phase #6 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 4 (74 Ft Lot)	42	$185,649	$928,246	$2,420.31	$1.3037	$0.2607
Lot Type 5 (60 Ft Lot)	63	$141,281	$706,407	$1,913.73	$1.3546	$0.2709
Lot Type 6 (50 Ft Lot)	61	$109,481	$547,406	$1,632.30	$1.4909	$0.2982
Lot Type 8 (40 Ft Lot)	59	$95,000	$475,000	$1,350.87	$1.4220	$0.2844
Total	**225**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #6 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #6.

V) Original Allocation of Assessments to Lots within Phase #7

As shown in Table E-105, the original total amount of the Reimbursement Agreement for Phase #7, which represents the total Assessment to be allocated on all Parcels within Phase #7, is $7,920,908. As shown in Table E-38, there are a total of 171 residential units representing a total of 93.51 estimated Equivalent Units for the residential development in Phase #7, resulting in an Assessment per Equivalent Unit of $84,706.53.

The original Assessment per dwelling unit was calculated as the product of (i) $84,706.53 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For

example, the Assessment for a Lot Type 1 (One-acre Lot) dwelling unit is $84,706.53 (i.e., $84,706.53 × 1.0). The Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $55,059.25 (i.e., $84,706.53 × 0.65). The Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $41,506.20 (i.e., $84,706.53 × 0.49). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is $36,423.81 (i.e., $84,706.53 × 0.43). The Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $31,341.42 (i.e., $84,706.53 × 0.37). Table 105 sets forth the Assessment per dwelling unit for each of the five Lot Types in Phase #7.

Table E-105
Assessment Per Unit – Phase #7 - Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	14	$84,706.53	1.00	$84,706.53	per dwelling unit	$1,185,891
Lot Type 2 (100 Ft Lot)	54	$84,706.53	0.65	$55,059.25	per dwelling unit	$2,973,199
Lot Type 3 (86 Ft Lot)	33	$84,706.53	0.49	$41,506.20	per dwelling unit	$1,369,705
Lot Type 4 (74 Ft Lot)	39	$84,706.53	0.43	$36,423.81	per dwelling unit	$1,420,529
Lot Type 7 (65 Ft Lot)	31	$84,706.53	0.37	$31,341.42	per dwelling unit	$971,584
Total	171					**$7,920,908**

The original projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-106.

Table E-106
Projected Leverage – Phase #7 - Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$84,706.53	6.79	33.94
Lot Type 2 (100 Ft Lot)	54	$260,000	$1,300,000	$55,059.25	4.72	23.61
Lot Type 3 (86 Ft Lot)	33	$222,000	$1,110,000	$41,506.20	5.35	26.74
Lot Type 4 (74 Ft Lot)	39	$216,000	$1,080,000	$36,423.81	5.93	29.65
Lot Type 7 (65 Ft Lot)	31	$193,000	$965,000	$31,341.42	6.16	30.79
Total	**171**					

The original projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #7 is shown in Table E-107.

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Table E-107
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #7 - Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$9,149.25	$1.5912	$0.3182
Lot Type 2 (100 Ft Lot)	54	$260,000	$1,300,000	$5,947.01	$2.2873	$0.4575
Lot Type 3 (86 Ft Lot)	33	$222,000	$1,110,000	$4,483.13	$2.0194	$0.4039
Lot Type 4 (74 Ft Lot)	39	$216,000	$1,080,000	$3,934.18	$1.8214	$0.3643
Lot Type 7 (65 Ft Lot)	31	$193,000	$965,000	$3,385.22	$1.7540	$0.3508
Total	**171**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #7 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #7.

W) Original Allocation of Assessments to Lots within Phase #7 (After Refunding)

As shown in Table E-108, the proportional share of the Phases #2-9 Refunding and Improvement Bonds for the Phase #7 Improvements, which represents the total Assessment to be allocated on all Parcels within Phase #7, is $7,770,000. There are a total of 167 residential units representing a total of 91.73 estimated Equivalent Units for the residential development in Phase #7, resulting in an Assessment per Equivalent Unit of $84,705.11.

The Assessment per dwelling unit was calculated as the product of (i) $84,705.11 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (One-acre Lot) dwelling unit is $84,705.11 (i.e., $84,705.11 × 1.0). The updated Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $55,058.32 (i.e., $84,705.11 × 0.65). The Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $41,505.51 (i.e., $84,705.11 × 0.49). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is $36,423.20 (i.e., $84,705.11 × 0.43). The Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $31,340.89 (i.e., $84,705.11 × 0.37). Table E-108 sets forth the Assessment per dwelling unit for each of the five Lot Types in Phase #7.

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Table E-108
Assessment Per Unit – Phase #7 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	14	$84,705.11	1.00	$84,705.11	per dwelling unit	$1,185,872
Lot Type 2 (100 Ft Lot)	54	$84,705.11	0.65	$55,058.32	per dwelling unit	$2,973,149
Lot Type 3 (86 Ft Lot)	32	$84,705.11	0.49	$41,505.51	per dwelling unit	$1,328,176
Lot Type 4 (74 Ft Lot)	36	$84,705.11	0.43	$36,423.20	per dwelling unit	$1,311,235
Lot Type 7 (65 Ft Lot)	31	$84,705.11	0.37	$31,340.89	per dwelling unit	$971,568
Total	**167**					**$7,770,000**

The updated projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-109

Table E-109
Projected Leverage – Phase #7 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$84,705.11	6.79	33.94
Lot Type 2 (100 Ft Lot)	54	$209,812	$1,049,061	$55,058.32	3.81	19.05
Lot Type 3 (86 Ft Lot)	32	$215,746	$1,078,731	$41,505.51	5.20	25.99
Lot Type 4 (74 Ft Lot)	36	$185,649	$928,246	$36,423.20	5.10	25.49
Lot Type 7 (65 Ft Lot)	31	$165,977	$829,883	$31,340.89	5.30	26.48
Total	**167**					

The updated projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #7 is shown in Table E-110.

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Table E-110
Estimated Tax Rate Equivalent Per Unit – Phase #7 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$6,203.76	$1.0789	$0.2158
Lot Type 2 (100 Ft Lot)	54	$209,812	$1,049,061	$4,032.45	$1.9219	$0.3844
Lot Type 3 (86 Ft Lot)	32	$215,746	$1,078,731	$3,039.84	$1.4090	$0.2818
Lot Type 4 (74 Ft Lot)	36	$185,649	$928,246	$2,667.62	$1.4369	$0.2874
Lot Type 7 (65 Ft Lot)	31	$165,977	$829,883	$2,295.39	$1.3830	$0.2766
Total	**167**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #7 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #7.

A) Original Allocation of Assessments to Lots within Phases #8-9

As shown in Table E-111, the total amount of the Phases #8-9 Improvement Bonds for Phases #8-9, which represents the total Assessment to be allocated on all Parcels within Phases #8-9, is $10,800,000. As shown in Table E-39, there are a total of 277 residential units representing a total of 104.30 estimated Equivalent Units for the residential development in Phases #8-9, resulting in an Assessment per Equivalent Unit of $103,547.46.

The Assessment per dwelling unit was calculated as the product of (i) $103.547.46 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $67,305.85 (i.e., $103.547.46 × 0.65). The Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $50,738.26 (i.e., $103.547.46 × 0.49). The Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $44,525.41 (i.e., $103.547.46 × 0.43). The Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $38,312.56 (i.e., $103.547.46 × 0.37). The Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $24,851.39 (i.e., $103.547.46 × 0.37). The Assessment for a Lot Type 9 (30 Ft Lot) dwelling unit is $23,815.92 (i.e., $103.547.46 × 0.23). Table E-111 sets forth the Assessment per dwelling unit for each of the five Lot Types in Phases #8-9.

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Table E-111
Assessment Per Unit – Phases #8-9

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 2 (100 Ft Lot)	2	$103,547.46	0.65	$67,305.85	per dwelling unit	$134,612
Lot Type 3 (86 Ft Lot)	66	$103,547.46	0.49	$50,738.26	per dwelling unit	$3,348,725
Lot Type 4 (74 Ft Lot)	44	$103,547.46	0.43	$44,525.41	per dwelling unit	$1,959,118
Lot Type 7 (65 Ft Lot)	98	$103,547.46	0.37	$38,312.56	per dwelling unit	$3,754,631
Lot Type 8 (40 Ft Lot)	7	$103,547.46	0.24	$24,851.39	per dwelling unit	$173,960
Lot Type 9 (35 Ft Lot)	60	$103,547.46	0.23	$23,815.92	per dwelling unit	$1,428,955
Total	**277**					**$10,800,000**

The projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-112.

Table E-112
Projected Leverage – Phases #8-9

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	2	$330,000	$1,915,000	$67,305.85	4.90	28.45
Lot Type 3 (86 Ft Lot)	66	$283,800	$1,365,000	$50,738.26	5.59	26.90
Lot Type 4 (74 Ft Lot)	44	$244,200	$1,003,000	$44,525.41	5.48	22.53
Lot Type 7 (65 Ft Lot)	98	$214,500	$945,000	$38,312.56	5.60	24.67
Lot Type 8 (40 Ft Lot)	7	$132,000	$558,000	$24,851.39	5.31	22.45
Lot Type 9 (35 Ft Lot)	60	$114,000	$520,000	$23,815.92	4.79	21.83

The projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phases #8-9 is shown in Table E-113.

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Table E-113
Estimated Tax Rate Equivalent Per Unit (Combined) – Phases #8-9

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	2	$330,000	$1,915,000	$5,453.58	$1.6526	$0.2848
Lot Type 3 (86 Ft Lot)	66	$283,800	$1,365,000	$4,111.16	$1.4486	$0.3012
Lot Type 4 (74 Ft Lot)	44	$244,200	$1,003,000	$3,607.76	$1.4774	$0.3597
Lot Type 7 (65 Ft Lot)	98	$214,500	$945,000	$3,104.35	$1.4472	$0.3285
Lot Type 8 (40 Ft Lot)	7	$132,000	$558,000	$2,013.63	$1.5255	$0.3609
Lot Type 9 (35 Ft Lot)	60	$114,000	$520,000	$1,929.73	$1.6927	$0.3711

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APPENDIX F
PHASES #2-9 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix F
Phases #2-9 Major Improvement Area Assessment Roll

Parcel	**All Parcels**
Equivalent Units (2022 Revised)	**488.06**
Outstanding Assessment	**$11,515,000**

Year[1]	Principal[2]	Interest[2]	CCMI[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest/ Available Credits	Total Annual Installment
2015	$0	$1,357,376	$8,529	$35,700	$0	($795,125)	$1,963,856
2016	$359,000	$1,357,376	$95,041	$36,414	$0	($330,674)	$3,233,533
2017	$359,000	$1,307,696	$185,082	$37,071	$0	($92,432)	$3,463,113
2018	$395,000	$1,283,534	$211,250	$20,000	$0	($211,250)	$3,377,068
2019	$430,000	$1,112,744	$0	$26,273	$0	($50,722)	$3,061,039
2020	$400,794	$937,706	$0	$29,000	$59,237	($16,115)	$2,749,122
2021	$425,000	$896,874	$0	$33,000	$56,824	($6,951)	$2,726,621
2022	$457,000	$847,812	$0	$37,355	$53,563	$0	$2,700,542
2023	$455,000	$815,006	$0	$29,780	$51,221	$0	$2,621,013
2024	$454,000	$769,762	$0	$38,102	$48,218	$0	$2,533,844
2025	$713,000	$337,453	$0	$29,811	$0	$0	$2,130,717
2026	$494,000	$540,100	$0	$30,407	$57,575	$0	$2,156,182
2027	$526,000	$515,400	$0	$31,015	$54,010	$0	$2,167,825
2028	$551,000	$489,100	$0	$31,636	$51,540	$0	$2,163,376
2029	$595,000	$461,550	$0	$32,268	$48,910	$0	$2,194,278
2030	$606,000	$431,800	$0	$32,914	$46,155	$0	$2,154,669
2031	$636,000	$401,500	$0	$33,572	$43,180	$0	$2,151,752
2032	$673,000	$369,700	$0	$34,243	$40,150	$0	$2,159,793
2033	$700,000	$336,050	$0	$34,928	$36,970	$0	$2,143,998
2034	$746,000	$301,050	$0	$35,627	$33,605	$0	$2,163,332
2035	$771,000	$263,750	$0	$36,339	$30,105	$0	$2,135,944
2036	$807,000	$225,200	$0	$37,066	$26,375	$0	$2,127,841
2037	$852,000	$184,850	$0	$37,808	$22,520	$0	$2,134,028
2038	$894,000	$142,250	$0	$38,564	$18,485	$0	$2,129,549
2039	$956,000	$97,550	$0	$39,335	$14,225	$0	$2,160,660
2040	$995,000	$49,750	$0	$40,122	$9,755	$0	$2,139,377
Total	**$15,249,794**	**$15,832,939**	**$499,902**	**$878,350**	**$802,623**	**($1,503,269)**	**$62,843,072**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]The principal and interest amounts represent the debt service requirements of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

[3]Amounts represent the debt service on the 2015 CCMI. The portion of the Assessment related to the 2015 CCMI was released in 2020.

[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2635984	Various	104.30	$2,637,268.95	$158,694.38	$2,478,574.57
2766631	6	0.48	$7,192.19	$432.78	$6,759.41
2766647	6	0.48	$7,192.19	$432.78	$6,759.41
2766648	6	0.48	$7,192.19	$432.78	$6,759.41
2766649	6	0.48	$7,192.19	$432.78	$6,759.41
2766650	6	0.48	$7,192.19	$432.78	$6,759.41
2766651	6	0.48	$7,192.19	$432.78	$6,759.41
2766652	6	0.48	$7,192.19	$432.78	$6,759.41
2766653	6	0.48	$7,192.19	$432.78	$6,759.41
2766654	6	0.48	$7,192.19	$432.78	$6,759.41
2766655	6	0.48	$7,192.19	$432.78	$6,759.41
2766656	6	0.48	$7,192.19	$432.78	$6,759.41
2766657	6	0.48	$7,192.19	$432.78	$6,759.41
2766658	6	0.48	$7,192.19	$432.78	$6,759.41
2766659	6	0.48	$7,192.19	$432.78	$6,759.41
2766660	6	0.48	$7,192.19	$432.78	$6,759.41
2766661	6	0.48	$7,192.19	$432.78	$6,759.41
2766662	6	0.48	$7,192.19	$432.78	$6,759.41
2766663	6	0.48	$7,192.19	$432.78	$6,759.41
2766664	6	0.48	$7,192.19	$432.78	$6,759.41
2766665	6	0.48	$7,192.19	$432.78	$6,759.41
2766666	6	0.48	$7,192.19	$432.78	$6,759.41
2766667	6	0.32	$4,794.79	$288.52	$4,506.27
2886355	6	0.16	$2,397.40	$144.26	$2,253.14
2766668	6	0.48	$7,192.19	$432.78	$6,759.41
2766669	6	0.48	$7,192.19	$432.78	$6,759.41
2766670	6	0.48	$7,192.19	$432.78	$6,759.41
2766671	6	0.48	$7,192.19	$432.78	$6,759.41
2766672	6	0.48	$7,192.19	$432.78	$6,759.41
2766673	6	0.48	$7,192.19	$432.78	$6,759.41
2766674	6	0.48	$7,192.19	$432.78	$6,759.41
2766675	6	0.48	$7,192.19	$432.78	$6,759.41
2766676	6	0.48	$7,192.19	$432.78	$6,759.41
2766677	6	0.48	$7,192.19	$432.78	$6,759.41
2766678	6	0.48	$7,192.19	$432.78	$6,759.41
2766679	6	0.48	$7,192.19	$432.78	$6,759.41
2766680	6	0.48	$7,192.19	$432.78	$6,759.41
2766681	6	0.48	$7,192.19	$432.78	$6,759.41
2766682	6	0.48	$7,192.19	$432.78	$6,759.41
2766683	6	0.48	$7,192.19	$432.78	$6,759.41
2766684	6	0.48	$7,192.19	$432.78	$6,759.41
2766685	6	0.48	$7,192.19	$432.78	$6,759.41
2766686	6	0.48	$7,192.19	$432.78	$6,759.41
2766687	6	0.48	$7,192.19	$432.78	$6,759.41
2766688	6	0.48	$7,192.19	$432.78	$6,759.41
2766689	6	0.48	$7,192.19	$432.78	$6,759.41
2766690	6	0.48	$7,192.19	$432.78	$6,759.41
2766691	6	0.48	$7,192.19	$432.78	$6,759.41
2766692	6	0.48	$7,192.19	$432.78	$6,759.41
2766693	6	0.48	$7,192.19	$432.78	$6,759.41
2766694	6	0.48	$7,192.19	$432.78	$6,759.41
2766695	6	0.48	$7,192.19	$432.78	$6,759.41
2766696	6	0.48	$7,192.19	$432.78	$6,759.41
2766697	6	0.48	$7,192.19	$432.78	$6,759.41
2766698	6	0.48	$7,192.19	$432.78	$6,759.41
2766699	6	0.48	$7,192.19	$432.78	$6,759.41
2766700	6	0.48	$7,192.19	$432.78	$6,759.41
2766701	6	0.48	$7,192.19	$432.78	$6,759.41
2766702	6	0.48	$7,192.19	$432.78	$6,759.41
2766703	6	0.48	$7,192.19	$432.78	$6,759.41

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2766704	6	0.48	$7,192.19	$432.78	$6,759.41
2766705	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766707	5	0.58	$8,690.56	$522.94	$8,167.62
2766708	5	0.58	$8,690.56	$522.94	$8,167.62
2766709	5	0.58	$8,690.56	$522.94	$8,167.62
2766710	5	0.58	$8,690.56	$522.94	$8,167.62
2766711	5	0.58	$8,690.56	$522.94	$8,167.62
2766712	5	0.58	$8,690.56	$522.94	$8,167.62
2766713	5	0.58	$8,690.56	$522.94	$8,167.62
2766714	5	0.58	$8,690.56	$522.94	$8,167.62
2766715	5	0.58	$8,690.56	$522.94	$8,167.62
2766716	5	0.58	$8,690.56	$522.94	$8,167.62
2766717	5	0.58	$8,690.56	$522.94	$8,167.62
2766718	5	0.58	$8,690.56	$522.94	$8,167.62
2766719	5	0.58	$8,690.56	$522.94	$8,167.62
2766720	5	0.58	$8,690.56	$522.94	$8,167.62
2766721	5	0.58	$8,690.56	$522.94	$8,167.62
2766723	5	0.58	$8,690.56	$522.94	$8,167.62
2766724	5	0.58	$8,690.56	$522.94	$8,167.62
2766725	5	0.58	$8,690.56	$522.94	$8,167.62
2766726	5	0.58	$8,690.56	$522.94	$8,167.62
2766727	5	0.58	$8,690.56	$522.94	$8,167.62
2766728	5	0.58	$8,690.56	$522.94	$8,167.62
2766729	5	0.58	$8,690.56	$522.94	$8,167.62
2766730	5	0.58	$8,690.56	$522.94	$8,167.62
2766731	5	0.58	$8,690.56	$522.94	$8,167.62
2766732	5	0.58	$8,690.56	$522.94	$8,167.62
2766733	5	0.58	$8,690.56	$522.94	$8,167.62
2766734	5	0.58	$8,690.56	$522.94	$8,167.62
2766735	5	0.58	$8,690.56	$522.94	$8,167.62
2766736	5	0.58	$8,690.56	$522.94	$8,167.62
2766737	5	0.58	$8,690.56	$522.94	$8,167.62
2766738	5	0.58	$8,690.56	$522.94	$8,167.62
2766739	5	0.58	$8,690.56	$522.94	$8,167.62
2766740	5	0.58	$8,690.56	$522.94	$8,167.62
2766741	6	0.48	$7,192.19	$432.78	$6,759.41
2766742	6	0.48	$7,192.19	$432.78	$6,759.41
2766743	6	0.48	$7,192.19	$432.78	$6,759.41
2766744	6	0.48	$7,192.19	$432.78	$6,759.41
2766745	6	0.48	$7,192.19	$432.78	$6,759.41
2766746	6	0.48	$7,192.19	$432.78	$6,759.41
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	6	0.48	$7,192.19	$432.78	$6,759.41
2766749	6	0.48	$7,192.19	$432.78	$6,759.41
2766750	6	0.48	$7,192.19	$432.78	$6,759.41
2766751	6	0.48	$7,192.19	$432.78	$6,759.41
2766752	6	0.48	$7,192.19	$432.78	$6,759.41
2766755	6	0.48	$7,192.19	$432.78	$6,759.41
2766756	6	0.48	$7,192.19	$432.78	$6,759.41
2766757	6	0.48	$7,192.19	$432.78	$6,759.41
2766758	6	0.48	$7,192.19	$432.78	$6,759.41
2766759	6	0.48	$7,192.19	$432.78	$6,759.41
2766760	6	0.48	$7,192.19	$432.78	$6,759.41
2766761	6	0.48	$7,192.19	$432.78	$6,759.41
2766762	6	0.48	$7,192.19	$432.78	$6,759.41
2766763	6	0.48	$7,192.19	$432.78	$6,759.41
2766764	5	0.58	$8,690.56	$522.94	$8,167.62
2766765	5	0.58	$8,690.56	$522.94	$8,167.62
2766766	5	0.58	$8,690.56	$522.94	$8,167.62

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	5	0.58	$8,690.56	$522.94	$8,167.62
2766769	5	0.58	$8,690.56	$522.94	$8,167.62
2766770	5	0.58	$8,690.56	$522.94	$8,167.62
2766771	5	0.58	$8,690.56	$522.94	$8,167.62
2766772	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766773	5	0.58	$8,690.56	$522.94	$8,167.62
2766774	5	0.58	$8,690.56	$522.94	$8,167.62
2766775	5	0.58	$8,690.56	$522.94	$8,167.62
2766776	6	0.48	$7,192.19	$432.78	$6,759.41
2766778	6	0.48	$7,192.19	$432.78	$6,759.41
2766779	6	0.48	$7,192.19	$432.78	$6,759.41
2766780	6	0.48	$7,192.19	$432.78	$6,759.41
2766781	6	0.48	$7,192.19	$432.78	$6,759.41
2766785	6	0.48	$7,192.19	$432.78	$6,759.41
2766786	6	0.24	$3,596.09	$216.39	$3,379.70
2839550	6	0.24	$3,596.09	$216.39	$3,379.70
2766787	6	0.48	$7,192.19	$432.78	$6,759.41
2766788	6	0.48	$7,192.19	$432.78	$6,759.41
2766789	6	0.48	$7,192.19	$432.78	$6,759.41
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	6	0.48	$7,192.19	$432.78	$6,759.41
2766792	6	0.48	$7,192.19	$432.78	$6,759.41
2766793	6	0.48	$7,192.19	$432.78	$6,759.41
2766794	6	0.48	$7,192.19	$432.78	$6,759.41
2766795	6	0.48	$7,192.19	$432.78	$6,759.41
2766796	6	0.48	$7,192.19	$432.78	$6,759.41
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	6	0.48	$7,192.19	$432.78	$6,759.41
2766800	5	0.58	$8,690.56	$522.94	$8,167.62
2766801	5	0.58	$8,690.56	$522.94	$8,167.62
2766802	5	0.58	$8,690.56	$522.94	$8,167.62
2766803	5	0.58	$8,690.56	$522.94	$8,167.62
2766804	5	0.58	$8,690.56	$522.94	$8,167.62
2766805	5	0.58	$8,690.56	$522.94	$8,167.62
2766806	5	0.58	$8,690.56	$522.94	$8,167.62
2766807	5	0.58	$8,690.56	$522.94	$8,167.62
2766808	5	0.58	$8,690.56	$522.94	$8,167.62
2766809	5	0.58	$8,690.56	$522.94	$8,167.62
2766810	5	0.58	$8,690.56	$522.94	$8,167.62
2766811	5	0.58	$8,690.56	$522.94	$8,167.62
2766812	5	0.58	$8,690.56	$522.94	$8,167.62
2766813	5	0.58	$8,690.56	$522.94	$8,167.62
2766814	5	0.58	$8,690.56	$522.94	$8,167.62
2766815	5	0.58	$8,690.56	$522.94	$8,167.62
2766816	5	0.58	$8,690.56	$522.94	$8,167.62
2766817	5	0.58	$8,690.56	$522.94	$8,167.62
2766818	5	0.58	$8,690.56	$522.94	$8,167.62
2766819	5	0.29	$4,345.28	$261.47	$4,083.81
2817555	5	0.29	$4,345.28	$261.47	$4,083.81
2766820	5	0.58	$8,690.56	$522.94	$8,167.62
2766821	5	0.58	$8,690.56	$522.94	$8,167.62
2766822	5	0.58	$8,690.56	$522.94	$8,167.62
2766823	6	0.48	$7,192.19	$432.78	$6,759.41
2766824	6	0.48	$7,192.19	$432.78	$6,759.41
2766825	6	0.48	$7,192.19	$432.78	$6,759.41
2766826	6	0.48	$7,192.19	$432.78	$6,759.41
2766827	6	0.48	$7,192.19	$432.78	$6,759.41
2766828	6	0.48	$7,192.19	$432.78	$6,759.41

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2766829	6	0.48	$7,192.19	$432.78	$6,759.41
2766830	6	0.48	$7,192.19	$432.78	$6,759.41
2766831	6	0.48	$7,192.19	$432.78	$6,759.41
2766832	6	0.48	$7,192.19	$432.78	$6,759.41
2766833	6	0.48	$7,192.19	$432.78	$6,759.41
2766834	6	0.48	$7,192.19	$432.78	$6,759.41
2766835	6	0.48	$7,192.19	$432.78	$6,759.41
2766836	6	0.48	$7,192.19	$432.78	$6,759.41
2766837	6	0.48	$7,192.19	$432.78	$6,759.41
2766838	6	0.48	$7,192.19	$432.78	$6,759.41
2766839	6	0.48	$7,192.19	$432.78	$6,759.41
2766840	6	0.48	$7,192.19	$432.78	$6,759.41
2766841	6	0.48	$7,192.19	$432.78	$6,759.41
2766842	6	0.48	$7,192.19	$432.78	$6,759.41
2766843	6	0.48	$7,192.19	$432.78	$6,759.41
2766844	6	0.48	$7,192.19	$432.78	$6,759.41
2766845	6	0.48	$7,192.19	$432.78	$6,759.41
2766846	6	0.48	$7,192.19	$432.78	$6,759.41
2766847	6	0.48	$7,192.19	$432.78	$6,759.41
2766848	6	0.48	$7,192.19	$432.78	$6,759.41
2766849	6	0.48	$7,192.19	$432.78	$6,759.41
2766850	6	0.48	$7,192.19	$432.78	$6,759.41
2766851	6	0.48	$7,192.19	$432.78	$6,759.41
2766858	6	0.48	$7,192.19	$432.78	$6,759.41
2766859	6	0.48	$7,192.19	$432.78	$6,759.41
2766860	6	0.48	$7,192.19	$432.78	$6,759.41
2766861	6	0.48	$7,192.19	$432.78	$6,759.41
2766862	6	0.48	$7,192.19	$432.78	$6,759.41
2766863	6	0.48	$7,192.19	$432.78	$6,759.41
2766864	6	0.48	$7,192.19	$432.78	$6,759.41
2766865	6	0.48	$7,192.19	$432.78	$6,759.41
2766866	6	0.48	$7,192.19	$432.78	$6,759.41
2766867	6	0.48	$7,192.19	$432.78	$6,759.41
2766868	6	0.48	$7,192.19	$432.78	$6,759.41
2766869	6	0.48	$7,192.19	$432.78	$6,759.41
2766870	6	0.48	$7,192.19	$432.78	$6,759.41
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	6	0.48	$7,192.19	$432.78	$6,759.41
2766873	6	0.48	$7,192.19	$432.78	$6,759.41
2766874	6	0.48	$7,192.19	$432.78	$6,759.41
2766875	6	0.48	$7,192.19	$432.78	$6,759.41
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	6	0.48	$7,192.19	$432.78	$6,759.41
2766878	6	0.48	$7,192.19	$432.78	$6,759.41
2766879	6	0.48	$7,192.19	$432.78	$6,759.41
2766882	6	0.48	$7,192.19	$432.78	$6,759.41
2766883	6	0.48	$7,192.19	$432.78	$6,759.41
2766884	6	0.48	$7,192.19	$432.78	$6,759.41
2766885	6	0.48	$7,192.19	$432.78	$6,759.41
2766886	6	0.48	$7,192.19	$432.78	$6,759.41
2766887	6	0.48	$7,192.19	$432.78	$6,759.41
2766888	6	0.48	$7,192.19	$432.78	$6,759.41
2766889	6	0.48	$7,192.19	$432.78	$6,759.41
2766890	6	0.48	$7,192.19	$432.78	$6,759.41
2766891	6	0.48	$7,192.19	$432.78	$6,759.41
2766892	6	0.48	$7,192.19	$432.78	$6,759.41
2766893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	6	0.48	$7,192.19	$432.78	$6,759.41
2766895	6	0.48	$7,192.19	$432.78	$6,759.41

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2766896	6	0.48	$7,192.19	$432.78	$6,759.41
2766897	6	0.48	$7,192.19	$432.78	$6,759.41
2766898	6	0.48	$7,192.19	$432.78	$6,759.41
2766899	6	0.48	$7,192.19	$432.78	$6,759.41
2766901	6	0.48	$7,192.19	$432.78	$6,759.41
2766902	6	0.48	$7,192.19	$432.78	$6,759.41
2766904	Open Space	0.00	$0.00	$0.00	$0.00
2766905	Open Space	0.00	$0.00	$0.00	$0.00
2766906	Open Space	0.00	$0.00	$0.00	$0.00
2766907	Open Space	0.00	$0.00	$0.00	$0.00
2766908	Open Space	0.00	$0.00	$0.00	$0.00
2766909	Open Space	0.00	$0.00	$0.00	$0.00
2766910	Open Space	0.00	$0.00	$0.00	$0.00
2766911	Open Space	0.00	$0.00	$0.00	$0.00
2769104	3	0.83	$12,436.49	$748.35	$11,688.14
2769105	3	0.83	$12,436.49	$748.35	$11,688.14
2769106	3	0.83	$12,436.49	$748.35	$11,688.14
2769107	3	0.83	$12,436.49	$748.35	$11,688.14
2769108	3	0.83	$12,436.49	$748.35	$11,688.14
2769109	3	0.83	$12,436.49	$748.35	$11,688.14
2769110	3	0.83	$12,436.49	$748.35	$11,688.14
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	4	0.72	$10,788.28	$649.17	$10,139.11
2769114	4	0.72	$10,788.28	$649.17	$10,139.11
2769115	4	0.72	$10,788.28	$649.17	$10,139.11
2769116	4	0.72	$10,788.28	$649.17	$10,139.11
2769117	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	4	0.72	$10,788.28	$649.17	$10,139.11
2769119	4	0.72	$10,788.28	$649.17	$10,139.11
2769120	4	0.72	$10,788.28	$649.17	$10,139.11
2769121	4	0.72	$10,788.28	$649.17	$10,139.11
2769122	4	0.72	$10,788.28	$649.17	$10,139.11
2769123	4	0.72	$10,788.28	$649.17	$10,139.11
2769124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769125	4	0.72	$10,788.28	$649.17	$10,139.11
2769126	4	0.72	$10,788.28	$649.17	$10,139.11
2769127	3	0.83	$12,436.49	$748.35	$11,688.14
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	3	0.83	$12,436.49	$748.35	$11,688.14
2769130	3	0.83	$12,436.49	$748.35	$11,688.14
2769131	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769132	3	0.83	$12,436.49	$748.35	$11,688.14
2769133	3	0.83	$12,436.49	$748.35	$11,688.14
2769134	3	0.83	$12,436.49	$748.35	$11,688.14
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2877599	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	4	0.72	$10,788.28	$649.17	$10,139.11
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	4	0.72	$10,788.28	$649.17	$10,139.11
2769140	4	0.72	$10,788.28	$649.17	$10,139.11
2769141	4	0.72	$10,788.28	$649.17	$10,139.11
2769142	4	0.72	$10,788.28	$649.17	$10,139.11
2769143	4	0.72	$10,788.28	$649.17	$10,139.11
2769144	4	0.72	$10,788.28	$649.17	$10,139.11
2769145	4	0.72	$10,788.28	$649.17	$10,139.11
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2769148	4	0.72	$10,788.28	$649.17	$10,139.11
2769149	4	0.72	$10,788.28	$649.17	$10,139.11
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	4	0.72	$10,788.28	$649.17	$10,139.11
2769165	4	0.72	$10,788.28	$649.17	$10,139.11
2769166	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	4	0.72	$10,788.28	$649.17	$10,139.11
2769169	4	0.72	$10,788.28	$649.17	$10,139.11
2769170	4	0.72	$10,788.28	$649.17	$10,139.11
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	4	0.72	$10,788.28	$649.17	$10,139.11
2769174	4	0.72	$10,788.28	$649.17	$10,139.11
2769175	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769176	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	3	0.83	$12,436.49	$748.35	$11,688.14
2769178	3	0.83	$12,436.49	$748.35	$11,688.14
2769179	3	0.83	$12,436.49	$748.35	$11,688.14
2769180	3	0.83	$12,436.49	$748.35	$11,688.14
2769181	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	3	0.83	$12,436.49	$748.35	$11,688.14
2769183	3	0.83	$12,436.49	$748.35	$11,688.14
2769184	3	0.83	$12,436.49	$748.35	$11,688.14
2769185	3	0.83	$12,436.49	$748.35	$11,688.14
2769186	3	0.83	$12,436.49	$748.35	$11,688.14
2769187	3	0.83	$12,436.49	$748.35	$11,688.14
2769188	3	0.83	$12,436.49	$748.35	$11,688.14
2769189	3	0.83	$12,436.49	$748.35	$11,688.14
2769190	3	0.83	$12,436.49	$748.35	$11,688.14
2769191	3	0.83	$12,436.49	$748.35	$11,688.14
2769192	3	0.83	$12,436.49	$748.35	$11,688.14
2769194	4	0.72	$10,788.28	$649.17	$10,139.11
2769195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	4	0.72	$10,788.28	$649.17	$10,139.11
2769197	4	0.72	$10,788.28	$649.17	$10,139.11
2769198	4	0.72	$10,788.28	$649.17	$10,139.11
2769200	4	0.72	$10,788.28	$649.17	$10,139.11
2769201	4	0.72	$10,788.28	$649.17	$10,139.11
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	4	0.72	$10,788.28	$649.17	$10,139.11
2769205	4	0.72	$10,788.28	$649.17	$10,139.11
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	4	0.72	$10,788.28	$649.17	$10,139.11
2769209	4	0.72	$10,788.28	$649.17	$10,139.11
2769210	4	0.72	$10,788.28	$649.17	$10,139.11
2769211	4	0.72	$10,788.28	$649.17	$10,139.11
2769212	4	0.72	$10,788.28	$649.17	$10,139.11
2769213	4	0.72	$10,788.28	$649.17	$10,139.11
2769214	4	0.72	$10,788.28	$649.17	$10,139.11
2769216	4	0.72	$10,788.28	$649.17	$10,139.11
2769217	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	3	0.83	$12,436.49	$748.35	$11,688.14
2769219	3	0.83	$12,436.49	$748.35	$11,688.14
2769220	3	0.83	$12,436.49	$748.35	$11,688.14
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2769222	3	0.83	$12,436.49	$748.35	$11,688.14
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	3	0.83	$12,436.49	$748.35	$11,688.14
2769225	3	0.83	$12,436.49	$748.35	$11,688.14
2769226	3	0.83	$12,436.49	$748.35	$11,688.14
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	3	0.83	$12,436.49	$748.35	$11,688.14
2769229	3	0.83	$12,436.49	$748.35	$11,688.14
2769230	3	0.83	$12,436.49	$748.35	$11,688.14
2769231	3	0.83	$12,436.49	$748.35	$11,688.14
2769232	3	0.83	$12,436.49	$748.35	$11,688.14
2769233	3	0.83	$12,436.49	$748.35	$11,688.14
2769234	3	0.83	$12,436.49	$748.35	$11,688.14
2769235	3	0.83	$12,436.49	$748.35	$11,688.14
2769236	2	0.88	$13,185.68	$793.43	$12,392.25
2769237	2	0.88	$13,185.68	$793.43	$12,392.25
2769238	2	0.88	$13,185.68	$793.43	$12,392.25
2769239	2	0.88	$13,185.68	$793.43	$12,392.25
2769240	Open Space	0.00	$0.00	$0.00	$0.00
2769241	Open Space	0.00	$0.00	$0.00	$0.00
2769242	Open Space	0.00	$0.00	$0.00	$0.00
2769243	Open Space	0.00	$0.00	$0.00	$0.00
2769244	Open Space	0.00	$0.00	$0.00	$0.00
2769245	Open Space	0.00	$0.00	$0.00	$0.00
2769246	Open Space	0.00	$0.00	$0.00	$0.00
2769247	Open Space	0.00	$0.00	$0.00	$0.00
2769248	Open Space	0.00	$0.00	$0.00	$0.00
2769249	Open Space	0.00	$0.00	$0.00	$0.00
2810093	4	0.72	$10,795.60	$649.61	$10,145.99
2810095	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	4	0.72	$10,795.60	$649.61	$10,145.99
2810097	4	0.72	$10,795.60	$649.61	$10,145.99
2810098	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810099	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	4	0.72	$10,795.60	$649.61	$10,145.99
2810101	4	0.72	$10,795.60	$649.61	$10,145.99
2810102	Open Space	0.00	$0.00	$0.00	$0.00
2810103	4	0.72	$10,795.60	$649.61	$10,145.99
2810105	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	4	0.72	$10,795.60	$649.61	$10,145.99
2810107	4	0.72	$10,795.60	$649.61	$10,145.99
2810108	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	4	0.72	$10,795.60	$649.61	$10,145.99
2810111	4	0.72	$10,795.60	$649.61	$10,145.99
2810112	4	0.72	$10,795.60	$649.61	$10,145.99
2810113	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810116	4	0.72	$10,795.60	$649.61	$10,145.99
2810117	4	0.72	$10,795.60	$649.61	$10,145.99
2810118	4	0.72	$10,795.60	$649.61	$10,145.99
2810119	4	0.72	$10,795.60	$649.61	$10,145.99
2810120	4	0.72	$10,795.60	$649.61	$10,145.99
2810121	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	4	0.72	$10,795.60	$649.61	$10,145.99

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	3	0.83	$12,444.93	$748.86	$11,696.07
2810132	3	0.83	$12,444.93	$748.86	$11,696.07
2810133	3	0.83	$12,444.93	$748.86	$11,696.07
2810134	3	0.83	$12,444.93	$748.86	$11,696.07
2810135	3	0.83	$12,444.93	$748.86	$11,696.07
2810136	3	0.83	$12,444.93	$748.86	$11,696.07
2810137	3	0.83	$12,444.93	$748.86	$11,696.07
2810138	3	0.83	$12,444.93	$748.86	$11,696.07
2810139	3	0.83	$12,444.93	$748.86	$11,696.07
2810140	3	0.83	$12,444.93	$748.86	$11,696.07
2810141	3	0.83	$12,444.93	$748.86	$11,696.07
2810142	3	0.83	$12,444.93	$748.86	$11,696.07
2810143	3	0.83	$12,444.93	$748.86	$11,696.07
2810144	3	0.83	$12,444.93	$748.86	$11,696.07
2810145	3	0.83	$12,444.93	$748.86	$11,696.07
2810146	3	0.83	$12,444.93	$748.86	$11,696.07
2810147	3	0.83	$12,444.93	$748.86	$11,696.07
2810148	3	0.83	$12,444.93	$748.86	$11,696.07
2810149	3	0.83	$12,444.93	$748.86	$11,696.07
2810151	4	0.72	$10,795.60	$649.61	$10,145.99
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	5	0.58	$8,696.46	$523.30	$8,173.16
2810154	5	0.58	$8,696.46	$523.30	$8,173.16
2810155	5	0.58	$8,696.46	$523.30	$8,173.16
2810156	5	0.58	$8,696.46	$523.30	$8,173.16
2810157	5	0.58	$8,696.46	$523.30	$8,173.16
2810158	5	0.58	$8,696.46	$523.30	$8,173.16
2810159	5	0.58	$8,696.46	$523.30	$8,173.16
2810160	5	0.58	$8,696.46	$523.30	$8,173.16
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	5	0.58	$8,696.46	$523.30	$8,173.16
2810163	5	0.58	$8,696.46	$523.30	$8,173.16
2810164	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810165	5	0.58	$8,696.46	$523.30	$8,173.16
2810166	5	0.58	$8,696.46	$523.30	$8,173.16
2810167	5	0.58	$8,696.46	$523.30	$8,173.16
2810168	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810169	5	0.58	$8,696.46	$523.30	$8,173.16
2810170	5	0.58	$8,696.46	$523.30	$8,173.16
2810171	5	0.58	$8,696.46	$523.30	$8,173.16
2810172	5	0.58	$8,696.46	$523.30	$8,173.16
2810173	5	0.58	$8,696.46	$523.30	$8,173.16
2810174	5	0.58	$8,696.46	$523.30	$8,173.16
2810175	5	0.58	$8,696.46	$523.30	$8,173.16
2810176	5	0.58	$8,696.46	$523.30	$8,173.16
2810177	5	0.58	$8,696.46	$523.30	$8,173.16
2810178	5	0.58	$8,696.46	$523.30	$8,173.16
2810179	5	0.58	$8,696.46	$523.30	$8,173.16
2810180	5	0.58	$8,696.46	$523.30	$8,173.16
2810181	5	0.58	$8,696.46	$523.30	$8,173.16
2810182	5	0.58	$8,696.46	$523.30	$8,173.16
2810183	4	0.72	$10,795.60	$649.61	$10,145.99
2810184	4	0.72	$10,795.60	$649.61	$10,145.99
2810185	4	0.72	$10,795.60	$649.61	$10,145.99
2810186	4	0.72	$10,795.60	$649.61	$10,145.99
2810187	4	0.72	$10,795.60	$649.61	$10,145.99
2810188	4	0.72	$10,795.60	$649.61	$10,145.99
2810189	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810190	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	4	0.72	$10,795.60	$649.61	$10,145.99
2810192	4	0.72	$10,795.60	$649.61	$10,145.99
2810193	4	0.72	$10,795.60	$649.61	$10,145.99
2810194	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	4	0.72	$10,795.60	$649.61	$10,145.99
2810197	4	0.72	$10,795.60	$649.61	$10,145.99
2810198	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810199	4	0.72	$10,795.60	$649.61	$10,145.99
2810200	4	0.72	$10,795.60	$649.61	$10,145.99
2810201	4	0.72	$10,795.60	$649.61	$10,145.99
2810202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810203	4	0.72	$10,795.60	$649.61	$10,145.99
2810204	4	0.72	$10,795.60	$649.61	$10,145.99
2810205	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	5	0.58	$8,696.46	$523.30	$8,173.16
2810208	5	0.58	$8,696.46	$523.30	$8,173.16
2810209	5	0.58	$8,696.46	$523.30	$8,173.16
2810210	5	0.58	$8,696.46	$523.30	$8,173.16
2810211	5	0.58	$8,696.46	$523.30	$8,173.16
2810212	5	0.58	$8,696.46	$523.30	$8,173.16
2810213	5	0.58	$8,696.46	$523.30	$8,173.16
2810214	5	0.58	$8,696.46	$523.30	$8,173.16
2810215	5	0.58	$8,696.46	$523.30	$8,173.16
2810216	5	0.58	$8,696.46	$523.30	$8,173.16
2810217	5	0.58	$8,696.46	$523.30	$8,173.16
2810218	5	0.58	$8,696.46	$523.30	$8,173.16
2810219	5	0.58	$8,696.46	$523.30	$8,173.16
2810220	5	0.58	$8,696.46	$523.30	$8,173.16
2810221	5	0.58	$8,696.46	$523.30	$8,173.16
2810222	5	0.58	$8,696.46	$523.30	$8,173.16
2810223	5	0.58	$8,696.46	$523.30	$8,173.16
2810224	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	5	0.58	$8,696.46	$523.30	$8,173.16
2810226	5	0.58	$8,696.46	$523.30	$8,173.16
2810227	5	0.58	$8,696.46	$523.30	$8,173.16
2810228	5	0.58	$8,696.46	$523.30	$8,173.16
2810229	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	5	0.58	$8,696.46	$523.30	$8,173.16
2810231	5	0.58	$8,696.46	$523.30	$8,173.16
2810232	5	0.58	$8,696.46	$523.30	$8,173.16
2810233	5	0.58	$8,696.46	$523.30	$8,173.16
2810234	4	0.72	$10,795.60	$649.61	$10,145.99
2810235	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	4	0.72	$10,795.60	$649.61	$10,145.99
2810238	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810239	Open Space	0.00	$0.00	$0.00	$0.00
2810240	Open Space	0.00	$0.00	$0.00	$0.00
2810241	4	0.72	$10,795.60	$649.61	$10,145.99
2810242	4	0.72	$10,795.60	$649.61	$10,145.99
2810243	4	0.72	$10,795.60	$649.61	$10,145.99
2810244	4	0.72	$10,795.60	$649.61	$10,145.99
2810245	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	4	0.72	$10,795.60	$649.61	$10,145.99
2810247	4	0.72	$10,795.60	$649.61	$10,145.99
2810248	4	0.72	$10,795.60	$649.61	$10,145.99

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810249	4	0.72	$10,795.60	$649.61	$10,145.99
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	4	0.72	$10,795.60	$649.61	$10,145.99
2810252	4	0.72	$10,795.60	$649.61	$10,145.99
2810253	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	4	0.72	$10,795.60	$649.61	$10,145.99
2810256	4	0.72	$10,795.60	$649.61	$10,145.99
2810257	4	0.72	$10,795.60	$649.61	$10,145.99
2810258	4	0.72	$10,795.60	$649.61	$10,145.99
2810259	4	0.72	$10,795.60	$649.61	$10,145.99
2810260	5	0.58	$8,696.46	$523.30	$8,173.16
2810261	5	0.58	$8,696.46	$523.30	$8,173.16
2810262	5	0.58	$8,696.46	$523.30	$8,173.16
2810263	5	0.58	$8,696.46	$523.30	$8,173.16
2810264	5	0.58	$8,696.46	$523.30	$8,173.16
2810265	5	0.58	$8,696.46	$523.30	$8,173.16
2810266	5	0.58	$8,696.46	$523.30	$8,173.16
2810267	5	0.58	$8,696.46	$523.30	$8,173.16
2810268	5	0.58	$8,696.46	$523.30	$8,173.16
2810269	5	0.58	$8,696.46	$523.30	$8,173.16
2810270	5	0.58	$8,696.46	$523.30	$8,173.16
2810271	5	0.58	$8,696.46	$523.30	$8,173.16
2810272	5	0.58	$8,696.46	$523.30	$8,173.16
2810273	5	0.58	$8,696.46	$523.30	$8,173.16
2810274	5	0.58	$8,696.46	$523.30	$8,173.16
2810275	5	0.58	$8,696.46	$523.30	$8,173.16
2810276	5	0.58	$8,696.46	$523.30	$8,173.16
2810277	5	0.58	$8,696.46	$523.30	$8,173.16
2810278	5	0.58	$8,696.46	$523.30	$8,173.16
2810279	5	0.58	$8,696.46	$523.30	$8,173.16
2810280	5	0.58	$8,696.46	$523.30	$8,173.16
2810281	5	0.58	$8,696.46	$523.30	$8,173.16
2810282	5	0.58	$8,696.46	$523.30	$8,173.16
2810284	3	0.83	$12,444.93	$748.86	$11,696.07
2810285	3	0.83	$12,444.93	$748.86	$11,696.07
2810286	3	0.83	$12,444.93	$748.86	$11,696.07
2810287	3	0.83	$12,444.93	$748.86	$11,696.07
2810288	3	0.83	$12,444.93	$748.86	$11,696.07
2810289	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	4	0.72	$10,795.60	$649.61	$10,145.99
2810293	4	0.72	$10,795.60	$649.61	$10,145.99
2810294	4	0.72	$10,795.60	$649.61	$10,145.99
2810295	4	0.72	$10,795.60	$649.61	$10,145.99
2810296	4	0.72	$10,795.60	$649.61	$10,145.99
2810298	5	0.58	$8,696.46	$523.30	$8,173.16
2810299	5	0.58	$8,696.46	$523.30	$8,173.16
2810301	Open Space	0.00	$0.00	$0.00	$0.00
2810302	Open Space	0.00	$0.00	$0.00	$0.00
2810303	Open Space	0.00	$0.00	$0.00	$0.00
2810304	Open Space	0.00	$0.00	$0.00	$0.00
2810305	Open Space	0.00	$0.00	$0.00	$0.00
2810306	Open Space	0.00	$0.00	$0.00	$0.00
2818822	4	0.72	$11,002.83	$662.08	$10,340.74
2818823	6	0.48	$7,335.22	$441.39	$6,893.83
2818824	5	0.58	$8,863.39	$533.34	$8,330.04
2818825	3	0.83	$12,683.81	$763.23	$11,920.58

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2818826	4	0.72	$11,002.83	$662.08	$10,340.74
2818827	4	0.72	$11,002.83	$662.08	$10,340.74
2818828	6	0.48	$7,335.22	$441.39	$6,893.83
2818829	5	0.58	$8,863.39	$533.34	$8,330.04
2818830	3	0.83	$12,683.81	$763.23	$11,920.58
2818831	Open Space	0.00	$0.00	$0.00	$0.00
2842728	3	0.83	$12,314.13	$740.99	$11,573.14
2842732	3	0.83	$12,314.13	$740.99	$11,573.14
2842733	3	0.83	$12,314.13	$740.99	$11,573.14
2842734	3	0.83	$12,314.13	$740.99	$11,573.14
2842735	3	0.83	$12,314.13	$740.99	$11,573.14
2842736	3	0.83	$12,314.13	$740.99	$11,573.14
2842737	3	0.83	$12,314.13	$740.99	$11,573.14
2842738	3	0.83	$12,314.13	$740.99	$11,573.14
2842739	3	0.83	$12,314.13	$740.99	$11,573.14
2842740	3	0.83	$12,314.13	$740.99	$11,573.14
2842741	Open Space	0.00	$0.00	$0.00	$0.00
2842742	1	2.00	$29,672.61	$1,785.51	$27,887.09
2842743	3	0.83	$12,314.13	$740.99	$11,573.14
2842744	3	0.83	$12,314.13	$740.99	$11,573.14
2842745	3	0.83	$12,314.13	$740.99	$11,573.14
2842746	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842747	3	0.83	$12,314.13	$740.99	$11,573.14
2842748	3	0.83	$12,314.13	$740.99	$11,573.14
2842749	3	0.83	$12,314.13	$740.99	$11,573.14
2842750	3	0.83	$12,314.13	$740.99	$11,573.14
2842751	3	0.83	$12,314.13	$740.99	$11,573.14
2842752	3	0.83	$12,314.13	$740.99	$11,573.14
2842753	3	0.83	$12,314.13	$740.99	$11,573.14
2842754	3	0.83	$12,314.13	$740.99	$11,573.14
2842755	3	0.83	$12,314.13	$740.99	$11,573.14
2842756	3	0.83	$12,314.13	$740.99	$11,573.14
2842757	3	0.83	$12,314.13	$740.99	$11,573.14
2842758	3	0.83	$12,314.13	$740.99	$11,573.14
2842759	3	0.83	$12,314.13	$740.99	$11,573.14
2842760	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842761	3	0.83	$12,314.13	$740.99	$11,573.14
2842762	3	0.83	$12,314.13	$740.99	$11,573.14
2842763	3	0.83	$12,314.13	$740.99	$11,573.14
2842764	3	0.42	$6,157.07	$370.49	$5,786.57
2896067		0.42	$6,157.07	$370.49	$5,786.57
2842765	3	0.83	$12,314.13	$740.99	$11,573.14
2842766	3	0.83	$12,314.13	$740.99	$11,573.14
2842767	3	0.83	$12,314.13	$740.99	$11,573.14
2842768	3	0.83	$12,314.13	$740.99	$11,573.14
2842769	3	0.83	$12,314.13	$740.99	$11,573.14
2842770	3	0.83	$12,314.13	$740.99	$11,573.14
2842771	3	0.83	$12,314.13	$740.99	$11,573.14
2842772	3	0.83	$12,314.13	$740.99	$11,573.14
2842773	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842774	3	0.83	$12,314.13	$740.99	$11,573.14
2842775	3	0.83	$12,314.13	$740.99	$11,573.14
2842776	3	0.83	$12,314.13	$740.99	$11,573.14
2842777	3	0.83	$12,314.13	$740.99	$11,573.14
2842778	Open Space	0.00	$0.00	$0.00	$0.00
2842779	Open Space	0.00	$0.00	$0.00	$0.00
2842780	3	0.83	$12,314.13	$740.99	$11,573.14
2842781	3	0.83	$12,314.13	$740.99	$11,573.14
2842782	3	0.83	$12,314.13	$740.99	$11,573.14

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2842783	3	0.83	$12,314.13	$740.99	$11,573.14
2842784	3	0.83	$12,314.13	$740.99	$11,573.14
2842785	3	0.83	$12,314.13	$740.99	$11,573.14
2842786	3	0.83	$12,314.13	$740.99	$11,573.14
2842787	3	0.83	$12,314.13	$740.99	$11,573.14
2842788	3	0.83	$12,314.13	$740.99	$11,573.14
2842789	3	0.83	$12,314.13	$740.99	$11,573.14
2842790	3	0.83	$12,314.13	$740.99	$11,573.14
2842791	3	0.83	$12,314.13	$740.99	$11,573.14
2842792	3	0.83	$12,314.13	$740.99	$11,573.14
2842793	7	0.65	$9,643.60	$580.29	$9,063.31
2842794	7	0.65	$9,643.60	$580.29	$9,063.31
2842795	7	0.65	$9,643.60	$580.29	$9,063.31
2842796	7	0.65	$9,643.60	$580.29	$9,063.31
2842797	7	0.65	$9,643.60	$580.29	$9,063.31
2842798	7	0.65	$9,643.60	$580.29	$9,063.31
2842799	7	0.65	$9,643.60	$580.29	$9,063.31
2842800	7	0.65	$9,643.60	$580.29	$9,063.31
2842801	7	0.65	$9,643.60	$580.29	$9,063.31
2842802	7	0.65	$9,643.60	$580.29	$9,063.31
2842803	7	0.65	$9,643.60	$580.29	$9,063.31
2842804	7	0.65	$9,643.60	$580.29	$9,063.31
2842805	7	0.65	$9,643.60	$580.29	$9,063.31
2842806	7	0.65	$9,643.60	$580.29	$9,063.31
2842807	7	0.65	$9,643.60	$580.29	$9,063.31
2842808	7	0.65	$9,643.60	$580.29	$9,063.31
2842809	7	0.65	$9,643.60	$580.29	$9,063.31
2842810	7	0.65	$9,643.60	$580.29	$9,063.31
2842811	7	0.65	$9,643.60	$580.29	$9,063.31
2842812	7	0.65	$9,643.60	$580.29	$9,063.31
2842813	7	0.65	$9,643.60	$580.29	$9,063.31
2842814	7	0.65	$9,643.60	$580.29	$9,063.31
2842815	7	0.65	$9,643.60	$580.29	$9,063.31
2842816	7	0.65	$9,643.60	$580.29	$9,063.31
2842817	7	0.65	$9,643.60	$580.29	$9,063.31
2842818	7	0.65	$9,643.60	$580.29	$9,063.31
2842819	7	0.65	$9,643.60	$580.29	$9,063.31
2842820	7	0.65	$9,643.60	$580.29	$9,063.31
2842821	Open Space	0.00	$0.00	$0.00	$0.00
2842822	Open Space	0.00	$0.00	$0.00	$0.00
2842823	Open Space	0.00	$0.00	$0.00	$0.00
2842824	Open Space	0.00	$0.00	$0.00	$0.00
2842825	7	0.65	$9,643.60	$580.29	$9,063.31
2842826	7	0.65	$9,643.60	$580.29	$9,063.31
2842827	7	0.65	$9,643.60	$580.29	$9,063.31
2842828	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842829	Open Space	0.00	$0.00	$0.00	$0.00
2842830	7	0.65	$9,643.60	$580.29	$9,063.31
2842831	7	0.65	$9,643.60	$580.29	$9,063.31
2842832	7	0.65	$9,643.60	$580.29	$9,063.31
2842833	7	0.65	$9,643.60	$580.29	$9,063.31
2842834	7	0.65	$9,643.60	$580.29	$9,063.31
2842835	7	0.65	$9,643.60	$580.29	$9,063.31
2842836	Open Space	0.00	$0.00	$0.00	$0.00
2842837	Open Space	0.00	$0.00	$0.00	$0.00
2842838	Open Space	0.00	$0.00	$0.00	$0.00
2842839	Open Space	0.00	$0.00	$0.00	$0.00
2868794	8	0.24	$5,999.87	$361.03	$5,638.83
2868795	8	0.24	$5,999.87	$361.03	$5,638.83

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868796	8	0.24	$5,999.87	$361.03	$5,638.83
2868797	8	0.24	$5,999.87	$361.03	$5,638.83
2868798	8	0.24	$5,999.87	$361.03	$5,638.83
2868799	8	0.24	$5,999.87	$361.03	$5,638.83
2868800	8	0.24	$5,999.87	$361.03	$5,638.83
2868801	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868802	8	0.24	$5,999.87	$361.03	$5,638.83
2868803	8	0.24	$5,999.87	$361.03	$5,638.83
2868804	8	0.24	$5,999.87	$361.03	$5,638.83
2868805	8	0.24	$5,999.87	$361.03	$5,638.83
2868806	8	0.24	$5,999.87	$361.03	$5,638.83
2868807	8	0.24	$5,999.87	$361.03	$5,638.83
2868808	8	0.24	$5,999.87	$361.03	$5,638.83
2868809	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868810	8	0.24	$5,999.87	$361.03	$5,638.83
2868811	8	0.24	$5,999.87	$361.03	$5,638.83
2868812	8	0.24	$5,999.87	$361.03	$5,638.83
2868813	8	0.24	$5,999.87	$361.03	$5,638.83
2868814	8	0.24	$5,999.87	$361.03	$5,638.83
2868815	Open Space	0.00	$0.00	$0.00	$0.00
2868816	8	0.24	$5,999.87	$361.03	$5,638.83
2868817	8	0.24	$5,999.87	$361.03	$5,638.83
2868818	8	0.24	$5,999.87	$361.03	$5,638.83
2868819	8	0.24	$5,999.87	$361.03	$5,638.83
2868820	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868821	8	0.24	$5,999.87	$361.03	$5,638.83
2868822	8	0.24	$5,999.87	$361.03	$5,638.83
2868823	8	0.24	$5,999.87	$361.03	$5,638.83
2868824	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868825	8	0.24	$5,999.87	$361.03	$5,638.83
2868826	8	0.24	$5,999.87	$361.03	$5,638.83
2868827	Open Space	0.00	$0.00	$0.00	$0.00
2868828	8	0.24	$5,999.87	$361.03	$5,638.83
2868829	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868830	8	0.24	$5,999.87	$361.03	$5,638.83
2868831	8	0.24	$5,999.87	$361.03	$5,638.83
2868832	8	0.24	$5,999.87	$361.03	$5,638.83
2868833	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868834	8	0.24	$5,999.87	$361.03	$5,638.83
2868835	8	0.24	$5,999.87	$361.03	$5,638.83
2868836	8	0.24	$5,999.87	$361.03	$5,638.83
2868837	8	0.24	$5,999.87	$361.03	$5,638.83
2868838	8	0.24	$5,999.87	$361.03	$5,638.83
2868839	8	0.24	$5,999.87	$361.03	$5,638.83
2868840	8	0.24	$5,999.87	$361.03	$5,638.83
2868841	8	0.24	$5,999.87	$361.03	$5,638.83
2868842	8	0.24	$5,999.87	$361.03	$5,638.83
2868843	8	0.24	$5,999.87	$361.03	$5,638.83
2868844	8	0.24	$5,999.87	$361.03	$5,638.83
2868845	8	0.24	$5,999.87	$361.03	$5,638.83
2868846	8	0.24	$5,999.87	$361.03	$5,638.83
2868847	8	0.24	$5,999.87	$361.03	$5,638.83
2868848	8	0.24	$5,999.87	$361.03	$5,638.83
2868849	6	0.29	$7,249.84	$436.25	$6,813.59
2868850	Open Space	0.00	$0.00	$0.00	$0.00
2868851	6	0.29	$7,249.84	$436.25	$6,813.59
2868852	6	0.29	$7,249.84	$436.25	$6,813.59
2868853	6	0.29	$7,249.84	$436.25	$6,813.59
2868854	6	0.29	$7,249.84	$436.25	$6,813.59

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868855	6	0.29	$7,249.84	$436.25	$6,813.59
2868856	6	0.29	$7,249.84	$436.25	$6,813.59
2868857	6	0.29	$7,249.84	$436.25	$6,813.59
2868858	6	0.29	$7,249.84	$436.25	$6,813.59
2868859	6	0.29	$7,249.84	$436.25	$6,813.59
2868860	6	0.29	$7,249.84	$436.25	$6,813.59
2868861	6	0.29	$7,249.84	$436.25	$6,813.59
2868862	6	0.29	$7,249.84	$436.25	$6,813.59
2868863	6	0.29	$7,249.84	$436.25	$6,813.59
2868864	6	0.29	$7,249.84	$436.25	$6,813.59
2868865	8	0.24	$5,999.87	$361.03	$5,638.83
2868866	8	0.24	$5,999.87	$361.03	$5,638.83
2868867	8	0.24	$5,999.87	$361.03	$5,638.83
2868868	8	0.24	$5,999.87	$361.03	$5,638.83
2868869	8	0.24	$5,999.87	$361.03	$5,638.83
2868870	8	0.24	$5,999.87	$361.03	$5,638.83
2868871	8	0.24	$5,999.87	$361.03	$5,638.83
2868872	8	0.24	$5,999.87	$361.03	$5,638.83
2868873	8	0.24	$5,999.87	$361.03	$5,638.83
2868874	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868875	8	0.24	$5,999.87	$361.03	$5,638.83
2868876	8	0.24	$5,999.87	$361.03	$5,638.83
2868877	8	0.24	$5,999.87	$361.03	$5,638.83
2868878	6	0.29	$7,249.84	$436.25	$6,813.59
2868879	6	0.29	$7,249.84	$436.25	$6,813.59
2868880	6	0.29	$7,249.84	$436.25	$6,813.59
2868882	6	0.29	$7,249.84	$436.25	$6,813.59
2868883	6	0.29	$7,249.84	$436.25	$6,813.59
2868884	6	0.29	$7,249.84	$436.25	$6,813.59
2868885	6	0.29	$7,249.84	$436.25	$6,813.59
2868886	6	0.29	$7,249.84	$436.25	$6,813.59
2868887	6	0.29	$7,249.84	$436.25	$6,813.59
2868888	6	0.29	$7,249.84	$436.25	$6,813.59
2868889	6	0.29	$7,249.84	$436.25	$6,813.59
2868890	6	0.29	$7,249.84	$436.25	$6,813.59
2868891	5	0.34	$8,499.81	$511.47	$7,988.35
2868892	5	0.34	$8,499.81	$511.47	$7,988.35
2868893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868894	5	0.34	$8,499.81	$511.47	$7,988.35
2868895	5	0.34	$8,499.81	$511.47	$7,988.35
2868896	5	0.34	$8,499.81	$511.47	$7,988.35
2868897	6	0.29	$7,249.84	$436.25	$6,813.59
2868898	6	0.29	$7,249.84	$436.25	$6,813.59
2868899	6	0.29	$7,249.84	$436.25	$6,813.59
2868900	6	0.29	$7,249.84	$436.25	$6,813.59
2868901	6	0.29	$7,249.84	$436.25	$6,813.59
2868902	6	0.29	$7,249.84	$436.25	$6,813.59
2868903	6	0.29	$7,249.84	$436.25	$6,813.59
2868904	6	0.29	$7,249.84	$436.25	$6,813.59
2868905	6	0.29	$7,249.84	$436.25	$6,813.59
2868906	6	0.29	$7,249.84	$436.25	$6,813.59
2868907	6	0.29	$7,249.84	$436.25	$6,813.59
2868908	6	0.29	$7,249.84	$436.25	$6,813.59
2868909	6	0.29	$7,249.84	$436.25	$6,813.59
2868910	6	0.29	$7,249.84	$436.25	$6,813.59
2868911	6	0.29	$7,249.84	$436.25	$6,813.59
2868912	6	0.29	$7,249.84	$436.25	$6,813.59
2868913	6	0.29	$7,249.84	$436.25	$6,813.59
2868914	6	0.29	$7,249.84	$436.25	$6,813.59

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868915	6	0.29	$7,249.84	$436.25	$6,813.59
2868916	6	0.29	$7,249.84	$436.25	$6,813.59
2868917	6	0.29	$7,249.84	$436.25	$6,813.59
2868918	6	0.29	$7,249.84	$436.25	$6,813.59
2868919	6	0.29	$7,249.84	$436.25	$6,813.59
2868920	6	0.29	$7,249.84	$436.25	$6,813.59
2868921	6	0.29	$7,249.84	$436.25	$6,813.59
2868922	6	0.29	$7,249.84	$436.25	$6,813.59
2868923	Open Space	0.00	$0.00	$0.00	$0.00
2868924	6	0.29	$7,249.84	$436.25	$6,813.59
2868925	6	0.29	$7,249.84	$436.25	$6,813.59
2868926	6	0.29	$7,249.84	$436.25	$6,813.59
2868927	6	0.29	$7,249.84	$436.25	$6,813.59
2868928	6	0.29	$7,249.84	$436.25	$6,813.59
2868929	6	0.29	$7,249.84	$436.25	$6,813.59
2868930	6	0.29	$7,249.84	$436.25	$6,813.59
2868931	6	0.29	$7,249.84	$436.25	$6,813.59
2868932	5	0.34	$8,499.81	$511.47	$7,988.35
2868933	Open Space	0.00	$0.00	$0.00	$0.00
2868934	Open Space	0.00	$0.00	$0.00	$0.00
2868935	5	0.34	$8,499.81	$511.47	$7,988.35
2868936	5	0.34	$8,499.81	$511.47	$7,988.35
2868937	5	0.34	$8,499.81	$511.47	$7,988.35
2868938	5	0.34	$8,499.81	$511.47	$7,988.35
2868939	5	0.34	$8,499.81	$511.47	$7,988.35
2868940	5	0.34	$8,499.81	$511.47	$7,988.35
2868941	5	0.34	$8,499.81	$511.47	$7,988.35
2868942	5	0.34	$8,499.81	$511.47	$7,988.35
2868943	5	0.34	$8,499.81	$511.47	$7,988.35
2868944	5	0.34	$8,499.81	$511.47	$7,988.35
2868945	5	0.34	$8,499.81	$511.47	$7,988.35
2868946	5	0.34	$8,499.81	$511.47	$7,988.35
2868947	5	0.34	$8,499.81	$511.47	$7,988.35
2868948	5	0.34	$8,499.81	$511.47	$7,988.35
2868949	Open Space	0.00	$0.00	$0.00	$0.00
2868950	5	0.34	$8,499.81	$511.47	$7,988.35
2868951	5	0.34	$8,499.81	$511.47	$7,988.35
2868952	5	0.34	$8,499.81	$511.47	$7,988.35
2868953	5	0.34	$8,499.81	$511.47	$7,988.35
2868954	5	0.34	$8,499.81	$511.47	$7,988.35
2868955	5	0.34	$8,499.81	$511.47	$7,988.35
2868956	5	0.34	$8,499.81	$511.47	$7,988.35
2868957	5	0.34	$8,499.81	$511.47	$7,988.35
2868958	5	0.34	$8,499.81	$511.47	$7,988.35
2868959	5	0.34	$8,499.81	$511.47	$7,988.35
2868960	5	0.34	$8,499.81	$511.47	$7,988.35
2868961	5	0.34	$8,499.81	$511.47	$7,988.35
2868962	5	0.34	$8,499.81	$511.47	$7,988.35
2868963	5	0.34	$8,499.81	$511.47	$7,988.35
2868964	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868965	4	0.43	$10,749.76	$646.85	$10,102.91
2868966	4	0.43	$10,749.76	$646.85	$10,102.91
2868967	4	0.43	$10,749.76	$646.85	$10,102.91
2868968	4	0.43	$10,749.76	$646.85	$10,102.91
2868969	4	0.43	$10,749.76	$646.85	$10,102.91
2868970	4	0.43	$10,749.76	$646.85	$10,102.91
2868971	4	0.43	$10,749.76	$646.85	$10,102.91
2868972	4	0.43	$10,749.76	$646.85	$10,102.91
2868973	4	0.43	$10,749.76	$646.85	$10,102.91

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868974	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868975	4	0.43	$10,749.76	$646.85	$10,102.91
2868976	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868977	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868978	4	0.43	$10,749.76	$646.85	$10,102.91
2868979	4	0.43	$10,749.76	$646.85	$10,102.91
2868980	Open Space	0.00	$0.00	$0.00	$0.00
2868981	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868982	4	0.43	$10,749.76	$646.85	$10,102.91
2868983	4	0.43	$10,749.76	$646.85	$10,102.91
2868984	4	0.43	$10,749.76	$646.85	$10,102.91
2868985	4	0.43	$10,749.76	$646.85	$10,102.91
2868986	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868987	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868988	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868989	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868990	4	0.43	$10,749.76	$646.85	$10,102.91
2868991	4	0.43	$10,749.76	$646.85	$10,102.91
2868992	4	0.43	$10,749.76	$646.85	$10,102.91
2868993	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868994	4	0.43	$10,749.76	$646.85	$10,102.91
2868995	4	0.43	$10,749.76	$646.85	$10,102.91
2868996	4	0.43	$10,749.76	$646.85	$10,102.91
2868997	Open Space	0.00	$0.00	$0.00	$0.00
2868998	Open Space	0.00	$0.00	$0.00	$0.00
2868999	4	0.43	$10,749.76	$646.85	$10,102.91
2869000	4	0.43	$10,749.76	$646.85	$10,102.91
2869001	4	0.43	$10,749.76	$646.85	$10,102.91
2869002	4	0.43	$10,749.76	$646.85	$10,102.91
2869003	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869004	4	0.43	$10,749.76	$646.85	$10,102.91
2869005	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869006	4	0.43	$10,749.76	$646.85	$10,102.91
2869007	4	0.43	$10,749.76	$646.85	$10,102.91
2869008	4	0.43	$10,749.76	$646.85	$10,102.91
2869009	4	0.43	$10,749.76	$646.85	$10,102.91
2869010	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869011	4	0.43	$10,749.76	$646.85	$10,102.91
2869012	4	0.43	$10,749.76	$646.85	$10,102.91
2869013	4	0.43	$10,749.76	$646.85	$10,102.91
2869014	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869015	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869016	4	0.43	$10,749.76	$646.85	$10,102.91
2869017	4	0.43	$10,749.76	$646.85	$10,102.91
2869018	4	0.43	$10,749.76	$646.85	$10,102.91
2869019	4	0.43	$10,749.76	$646.85	$10,102.91
2869020	4	0.43	$10,749.76	$646.85	$10,102.91
2869021	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869022	4	0.43	$10,749.76	$646.85	$10,102.91
2869023	4	0.43	$10,749.76	$646.85	$10,102.91
2869024	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869025	4	0.43	$10,749.76	$646.85	$10,102.91
2869026	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869027	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869028	5	0.34	$8,499.81	$511.47	$7,988.35
2869029	5	0.34	$8,499.81	$511.47	$7,988.35
2869030	5	0.34	$8,499.81	$511.47	$7,988.35
2869031	5	0.34	$8,499.81	$511.47	$7,988.35
2869032	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2869033	5	0.34	$8,499.81	$511.47	$7,988.35
2869034	5	0.34	$8,499.81	$511.47	$7,988.35
2869035	5	0.34	$8,499.81	$511.47	$7,988.35
2869036	5	0.34	$8,499.81	$511.47	$7,988.35
2869037	5	0.34	$8,499.81	$511.47	$7,988.35
2869038	5	0.34	$8,499.81	$511.47	$7,988.35
2869039	5	0.34	$8,499.81	$511.47	$7,988.35
2869040	5	0.34	$8,499.81	$511.47	$7,988.35
2869041	5	0.34	$8,499.81	$511.47	$7,988.35
2869042	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869043	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869045	5	0.34	$8,499.81	$511.47	$7,988.35
2869046	5	0.34	$8,499.81	$511.47	$7,988.35
2869047	5	0.34	$8,499.81	$511.47	$7,988.35
2869048	5	0.34	$8,499.81	$511.47	$7,988.35
2869049	5	0.34	$8,499.81	$511.47	$7,988.35
2869050	5	0.34	$8,499.81	$511.47	$7,988.35
2869051	Open Space	0.00	$0.00	$0.00	$0.00
2869052	Open Space	0.00	$0.00	$0.00	$0.00
2869053	5	0.34	$8,499.81	$511.47	$7,988.35
2869054	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869055	5	0.34	$8,499.81	$511.47	$7,988.35
2869056	5	0.34	$8,499.81	$511.47	$7,988.35
2869057	5	0.34	$8,499.81	$511.47	$7,988.35
2869058	5	0.34	$8,499.81	$511.47	$7,988.35
2869059	5	0.34	$8,499.81	$511.47	$7,988.35
2869060	5	0.34	$8,499.81	$511.47	$7,988.35
2869061	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869062	5	0.34	$8,499.81	$511.47	$7,988.35
2869063	5	0.34	$8,499.81	$511.47	$7,988.35
2869064	5	0.34	$8,499.81	$511.47	$7,988.35
2885970	3	0.49	$12,170.19	$732.33	$11,437.86
2885971	3	0.49	$12,170.19	$732.33	$11,437.86
2885972	2	0.65	$16,144.13	$971.45	$15,172.68
2885973	2	0.65	$16,144.13	$971.45	$15,172.68
2885974	2	0.65	$16,144.13	$971.45	$15,172.68
2885975	2	0.65	$16,144.13	$971.45	$15,172.68
2885976	2	0.65	$16,144.13	$971.45	$15,172.68
2885977	2	0.65	$16,144.13	$971.45	$15,172.68
2885978	2	0.65	$16,144.13	$971.45	$15,172.68
2885979	2	0.65	$16,144.13	$971.45	$15,172.68
2885980	2	0.65	$16,144.13	$971.45	$15,172.68
2885981	2	0.65	$16,144.13	$971.45	$15,172.68
2885982	2	0.65	$16,144.13	$971.45	$15,172.68
2885983	2	0.65	$16,144.13	$971.45	$15,172.68
2885984	2	0.65	$16,144.13	$971.45	$15,172.68
2885985	2	0.65	$16,144.13	$971.45	$15,172.68
2885986	2	0.65	$16,144.13	$971.45	$15,172.68
2885987	2	0.65	$16,144.13	$971.45	$15,172.68
2885988	2	0.65	$16,144.13	$971.45	$15,172.68
2885989	2	0.65	$16,144.13	$971.45	$15,172.68
2885990	2	0.65	$16,144.13	$971.45	$15,172.68
2885991	2	0.65	$16,144.13	$971.45	$15,172.68
2885992	2	0.65	$16,144.13	$971.45	$15,172.68
2885993	2	0.65	$16,144.13	$971.45	$15,172.68
2885994	2	0.65	$16,144.13	$971.45	$15,172.68
2885995	2	0.65	$16,144.13	$971.45	$15,172.68
2885996	2	0.65	$16,144.13	$971.45	$15,172.68
2885997	2	0.65	$16,144.13	$971.45	$15,172.68

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2885998	2	0.65	$16,144.13	$971.45	$15,172.68
2885999	Open Space	0.00	$0.00	$0.00	$0.00
2886000	Open Space	0.00	$0.00	$0.00	$0.00
2886001	Open Space	0.00	$0.00	$0.00	$0.00
2886002	4	0.43	$10,679.96	$642.65	$10,037.31
2886003	4	0.43	$10,679.96	$642.65	$10,037.31
2886004	4	0.43	$10,679.96	$642.65	$10,037.31
2886005	4	0.43	$10,679.96	$642.65	$10,037.31
2886006	4	0.43	$10,679.96	$642.65	$10,037.31
2886007	4	0.43	$10,679.96	$642.65	$10,037.31
2886008	4	0.43	$10,679.96	$642.65	$10,037.31
2886009	4	0.43	$10,679.96	$642.65	$10,037.31
2886010	4	0.43	$10,679.96	$642.65	$10,037.31
2886011	4	0.43	$10,679.96	$642.65	$10,037.31
2886012	4	0.43	$10,679.96	$642.65	$10,037.31
2886013	4	0.43	$10,679.96	$642.65	$10,037.31
2886014	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886015	4	0.43	$10,679.96	$642.65	$10,037.31
2886016	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886017	4	0.43	$10,679.96	$642.65	$10,037.31
2886018	Open Space	0.00	$0.00	$0.00	$0.00
2886019	3	0.49	$12,170.19	$732.33	$11,437.86
2886020	Open Space	0.00	$0.00	$0.00	$0.00
2886021	3	0.49	$12,170.19	$732.33	$11,437.86
2886022	3	0.49	$12,170.19	$732.33	$11,437.86
2886023	3	0.49	$12,170.19	$732.33	$11,437.86
2886024	3	0.49	$12,170.19	$732.33	$11,437.86
2886025	3	0.49	$12,170.19	$732.33	$11,437.86
2886026	3	0.49	$12,170.19	$732.33	$11,437.86
2886027	3	0.49	$12,170.19	$732.33	$11,437.86
2886028	3	0.49	$12,170.19	$732.33	$11,437.86
2886029	3	0.49	$12,170.19	$732.33	$11,437.86
2886030	3	0.49	$12,170.19	$732.33	$11,437.86
2886031	3	0.49	$12,170.19	$732.33	$11,437.86
2886032	3	0.49	$12,170.19	$732.33	$11,437.86
2886033	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886034	3	0.49	$12,170.19	$732.33	$11,437.86
2886035	3	0.49	$12,170.19	$732.33	$11,437.86
2886036	3	0.49	$12,170.19	$732.33	$11,437.86
2886037	3	0.49	$12,170.19	$732.33	$11,437.86
2886038	3	0.49	$12,170.19	$732.33	$11,437.86
2886039	3	0.49	$12,170.19	$732.33	$11,437.86
2886040	Open Space	0.00	$0.00	$0.00	$0.00
2886041	7	0.37	$9,189.74	$552.98	$8,636.75
2886042	7	0.37	$9,189.74	$552.98	$8,636.75
2886043	7	0.37	$9,189.74	$552.98	$8,636.75
2886044	7	0.37	$9,189.74	$552.98	$8,636.75
2886045	7	0.37	$9,189.74	$552.98	$8,636.75
2886046	7	0.37	$9,189.74	$552.98	$8,636.75
2886047	7	0.37	$9,189.74	$552.98	$8,636.75
2886048	7	0.37	$9,189.74	$552.98	$8,636.75
2886049	7	0.37	$9,189.74	$552.98	$8,636.75
2886050	7	0.37	$9,189.74	$552.98	$8,636.75
2886051	7	0.37	$9,189.74	$552.98	$8,636.75
2886052	7	0.37	$9,189.74	$552.98	$8,636.75
2886053	7	0.37	$9,189.74	$552.98	$8,636.75
2886054	7	0.37	$9,189.74	$552.98	$8,636.75
2886055	7	0.37	$9,189.74	$552.98	$8,636.75
2886056	7	0.37	$9,189.74	$552.98	$8,636.75

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886057	7	0.37	$9,189.74	$552.98	$8,636.75
2886058	Open Space	0.00	$0.00	$0.00	$0.00
2886059	7	0.37	$9,189.74	$552.98	$8,636.75
2886060	7	0.37	$9,189.74	$552.98	$8,636.75
2886061	7	0.37	$9,189.74	$552.98	$8,636.75
2886062	7	0.37	$9,189.74	$552.98	$8,636.75
2886063	7	0.37	$9,189.74	$552.98	$8,636.75
2886064	7	0.37	$9,189.74	$552.98	$8,636.75
2886065	7	0.37	$9,189.74	$552.98	$8,636.75
2886066	7	0.37	$9,189.74	$552.98	$8,636.75
2886067	7	0.37	$9,189.74	$552.98	$8,636.75
2886068	7	0.37	$9,189.74	$552.98	$8,636.75
2886069	7	0.37	$9,189.74	$552.98	$8,636.75
2886070	7	0.37	$9,189.74	$552.98	$8,636.75
2886071	7	0.37	$9,189.74	$552.98	$8,636.75
2886072	7	0.37	$9,189.74	$552.98	$8,636.75
2886073	Open Space	0.00	$0.00	$0.00	$0.00
2886074	4	0.43	$10,679.96	$642.65	$10,037.31
2886075	4	0.43	$10,679.96	$642.65	$10,037.31
2886076	4	0.43	$10,679.96	$642.65	$10,037.31
2886077	4	0.43	$10,679.96	$642.65	$10,037.31
2886078	4	0.43	$10,679.96	$642.65	$10,037.31
2886079	4	0.43	$10,679.96	$642.65	$10,037.31
2886080	4	0.43	$10,679.96	$642.65	$10,037.31
2886081	4	0.43	$10,679.96	$642.65	$10,037.31
2886082	4	0.43	$10,679.96	$642.65	$10,037.31
2886083	4	0.43	$10,679.96	$642.65	$10,037.31
2886084	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886085	Open Space	0.00	$0.00	$0.00	$0.00
2886086	2	0.65	$16,144.13	$971.45	$15,172.68
2886088	2	0.65	$16,144.13	$971.45	$15,172.68
2886089	2	0.65	$16,144.13	$971.45	$15,172.68
2886090	2	0.65	$16,144.13	$971.45	$15,172.68
2886091	2	0.65	$16,144.13	$971.45	$15,172.68
2886092	2	0.65	$16,144.13	$971.45	$15,172.68
2886093	2	0.65	$16,144.13	$971.45	$15,172.68
2886094	2	0.65	$16,144.13	$971.45	$15,172.68
2886095	2	0.65	$16,144.13	$971.45	$15,172.68
2886096	2	0.65	$16,144.13	$971.45	$15,172.68
2886097	2	0.65	$16,144.13	$971.45	$15,172.68
2886098	2	0.65	$16,144.13	$971.45	$15,172.68
2886099	2	0.65	$16,144.13	$971.45	$15,172.68
2886100	2	0.65	$16,144.13	$971.45	$15,172.68
2886101	2	0.65	$16,144.13	$971.45	$15,172.68
2886102	2	0.65	$16,144.13	$971.45	$15,172.68
2886103	2	0.65	$16,144.13	$971.45	$15,172.68
2886104	2	0.65	$16,144.13	$971.45	$15,172.68
2886105	2	0.65	$16,144.13	$971.45	$15,172.68
2886106	2	0.65	$16,144.13	$971.45	$15,172.68
2886107	2	0.65	$16,144.13	$971.45	$15,172.68
2886108	2	0.65	$16,144.13	$971.45	$15,172.68
2886109	2	0.65	$16,144.13	$971.45	$15,172.68
2886110	2	0.65	$16,144.13	$971.45	$15,172.68
2886111	2	0.65	$16,144.13	$971.45	$15,172.68
2886112	2	0.65	$16,144.13	$971.45	$15,172.68
2886113	2	0.65	$16,144.13	$971.45	$15,172.68
2886114	Open Space	0.00	$0.00	$0.00	$0.00
2886115	Open Space	0.00	$0.00	$0.00	$0.00
2886116	3	0.49	$12,170.19	$732.33	$11,437.86

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886117	3	0.49	$12,170.19	$732.33	$11,437.86
2886118	3	0.49	$12,170.19	$732.33	$11,437.86
2886119	4	0.43	$10,679.96	$642.65	$10,037.31
2886121	4	0.43	$10,679.96	$642.65	$10,037.31
2886122	4	0.43	$10,679.96	$642.65	$10,037.31
2886123	4	0.43	$10,679.96	$642.65	$10,037.31
2886124	4	0.43	$10,679.96	$642.65	$10,037.31
2886125	4	0.43	$10,679.96	$642.65	$10,037.31
2886126	4	0.43	$10,679.96	$642.65	$10,037.31
2886127	4	0.43	$10,679.96	$642.65	$10,037.31
2886128	4	0.43	$10,679.96	$642.65	$10,037.31
2886129	4	0.43	$10,679.96	$642.65	$10,037.31
2886130	4	0.43	$10,679.96	$642.65	$10,037.31
2886131	4	0.43	$10,679.96	$642.65	$10,037.31
2886132	Open Space	0.00	$0.00	$0.00	$0.00
2886133	Open Space	0.00	$0.00	$0.00	$0.00
2886134	Open Space	0.00	$0.00	$0.00	$0.00
2886135	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886137	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886138	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886139	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886140	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886141	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886142	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886143	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886144	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886145	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886146	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886147	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886148	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886149	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886150	3	0.49	$12,170.19	$732.33	$11,437.86
2886151	3	0.49	$12,170.19	$732.33	$11,437.86
2886152	3	0.49	$12,170.19	$732.33	$11,437.86
2886153	3	0.49	$12,170.19	$732.33	$11,437.86
2886154	3	0.49	$12,170.19	$732.33	$11,437.86
2886155	3	0.49	$12,170.19	$732.33	$11,437.86
2886156	3	0.49	$12,170.19	$732.33	$11,437.86
2886157	3	0.49	$12,170.19	$732.33	$11,437.86
2886158	Open Space	0.00	$0.00	$0.00	$0.00
2886159	Open Space	0.00	$0.00	$0.00	$0.00
2886160	Open Space	0.00	$0.00	$0.00	$0.00
2886161	Open Space	0.00	$0.00	$0.00	$0.00
2886162	Open Space	0.00	$0.00	$0.00	$0.00
2886163	Open Space	0.00	$0.00	$0.00	$0.00
Total		638.52	$12,252,264.81	$737,264.81	$11,515,000.00

APPENDIX G
PHASE #1 ASSESSMENT ROLL

Appendix G
Phase #1 Assessment Roll

Parcel	**All Parcels**
Equivalent Units (Original)	**209.97**
Original Assessment	**$9,000,000**
Restated Assessment	**$7,750,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	CCMI[4]	Administrative Expenses[5]	Additional Interest	Capitalized Interest/ Available Credits	Total Annual Installment
2015	$0	$299,119	$0	$0	$0	$0	$0	($299,119)	$0
2016	$0	$507,938	$0	$0	$1,970	$15,255	$45,000	($157,820)	$412,343
2017	$175,000	$480,938	$0	$0	$21,520	$15,514	$72,000	$0	$764,972
2018	$200,000	$498,531	$0	$0	$42,091	$15,778	$44,125	$0	$800,526
2019	$200,000	$484,750	$0	$0	$48,382	$25,000	$42,857	($48,382)	$752,607
2020	$200,000	$473,924	$0	$0	$56,750	$33,368	$41,850	($91,144)	$714,748
2021	$225,000	$461,856	$0	$0	$0	$35,000	$40,735	($10,927)	$751,664
2022	$0	$0	$270,000	$243,548	$0	$39,500	$37,316	($10)	$590,354
2023	$0	$0	$280,000	$232,914	$0	$36,000	$35,966	$0	$566,885
2024	$0	$0	$295,000	$220,810	$0	$36,720	$34,394	$0	$569,576
2025	$0	$0	$305,000	$210,619	$0	$17,754	$33,225	$0	$566,598
2026	$0	$0	$320,000	$198,419	$0	$18,056	$31,700	$0	$568,175
2027	$0	$0	$335,000	$185,619	$0	$18,363	$30,100	$0	$569,082
2028	$0	$0	$350,000	$172,219	$0	$18,675	$28,425	$0	$569,319
2029	$0	$0	$365,000	$158,219	$0	$18,993	$26,675	$0	$568,887
2030	$0	$0	$380,000	$143,619	$0	$19,315	$24,850	$0	$567,784
2031	$0	$0	$395,000	$128,419	$0	$19,644	$22,950	$0	$566,013
2032	$0	$0	$410,000	$116,569	$0	$19,978	$20,975	$0	$567,522
2033	$0	$0	$425,000	$104,269	$0	$20,317	$18,925	$0	$568,511
2034	$0	$0	$435,000	$91,519	$0	$20,663	$16,800	$0	$563,982
2035	$0	$0	$450,000	$78,469	$0	$21,014	$14,625	$0	$564,108
2036	$0	$0	$470,000	$64,969	$0	$21,371	$12,375	$0	$568,715
2037	$0	$0	$480,000	$52,631	$0	$21,735	$10,025	$0	$564,391
2038	$0	$0	$495,000	$40,031	$0	$22,104	$7,625	$0	$564,760
2039	$0	$0	$510,000	$27,038	$0	$22,480	$5,151	$0	$564,668
2040	$0	$0	$520,000	$13,650	$0	$22,862	$2,600	$0	$559,112
Total	**$1,000,000**	**$3,207,056**	**$7,490,000**	**$2,485,861**	**$170,713**	**$537,362**	**$701,712**	**($607,402)**	**$14,985,301**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]The principal and interest amounts represent the debt service requirements of the Series 2015 Phase #1 Bonds. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

[3]The principal and interest amounts represent the debt service requirements of the Phase #1 Refunding Bonds. The interest amount also includes the additional 0.5% interest being collected for the Additional Interest Reserve.

[4]Amounts represent the debt service on the 2015 CCMI. The portion of the Assessment related to the 2015 CCMI was released in 2020.

[5]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739841	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2759317	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739853	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739854	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740206	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740207	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740208	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740209	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740210	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740211	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740212	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740213	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740214	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740215	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740216	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740217	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740218	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739857	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2739858	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2739859	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2739862	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740098	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740099	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740100	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740101	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740142	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740143	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740144	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740145	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740146	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740147	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740148	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740149	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740150	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740151	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740152	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740177	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740178	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740179	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740180	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740181	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740182	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740183	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740184	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740185	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740186	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740187	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740188	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740189	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740190	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740191	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740192	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740193	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740194	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740195	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740196	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740197	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740198	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740199	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740200	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740201	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740202	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740203	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740204	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740205	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2739860	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2739861	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740092	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740093	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740094	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740095	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740096	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740097	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740103	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740104	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740105	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740106	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740107	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740108	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740109	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740110	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740111	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740112	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740113	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740114	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740115	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740116	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740117	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740118	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740134	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740135	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740136	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740137	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740138	4	0.48	$15,776.71	$676.60	$506.44	$78.88	$84.22	$1,346.14
2808775	4	0.24	$8,127.40	$348.55	$260.89	$40.64	$43.39	$693.46
2740139	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740140	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740141	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740153	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740154	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740155	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740156	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740157	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740158	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740159	4	0.36	$11,952.05	$512.57	$383.66	$59.76	$63.80	$1,019.80
2837813	4	0.36	$11,952.05	$512.57	$383.66	$59.76	$63.80	$1,019.80
2740160	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740161	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740162	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740163	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740164	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740165	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740166	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740167	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740168	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740169	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740170	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740171	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740172	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740173	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740174	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740175	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740176	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2739863	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739864	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2739865	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739870	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739871	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739970	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739971	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739972	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739973	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739974	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739975	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739976	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739993	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739994	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739995	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739996	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739997	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739998	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739999	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740000	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740001	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740002	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740003	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740004	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740005	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740006	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740007	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740008	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740009	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740010	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740011	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740012	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740013	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740014	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740015	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740016	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740017	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740018	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740019	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740020	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740021	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740022	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740023	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740024	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740025	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740026	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740027	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740028	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740029	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740030	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740031	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740043	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740044	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740045	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740046	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740047	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740048	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740049	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740050	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740051	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740052	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740053	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740054	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740055	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740056	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740057	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740058	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740059	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740060	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740061	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740062	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740063	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740064	5	0.29	$9,628.04	$412.91	$309.06	$48.14	$51.40	$821.50
2817804	5	0.29	$9,628.04	$412.91	$309.06	$48.14	$51.40	$821.50
2740065	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740066	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740067	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740068	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740069	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740070	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740071	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740072	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740073	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740074	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740075	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740076	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740077	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740078	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740079	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740080	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740081	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740082	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740083	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740084	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740085	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740086	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740087	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740088	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740089	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740090	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740091	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739866	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739867	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739868	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739869	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739872	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739879	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739880	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739881	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739882	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739883	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739884	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739885	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739886	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739887	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739888	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739889	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739890	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739891	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739892	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739893	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739894	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739895	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739896	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739897	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739898	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739899	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739900	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739901	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739902	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739903	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739904	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739905	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739906	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739907	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739908	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739909	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739910	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739911	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739912	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739913	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739914	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739915	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739916	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739917	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739918	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739919	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739920	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739921	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739923	5	0.29	$9,628.04	$412.91	$309.06	$48.14	$51.40	$821.50
2846354	5	0.29	$9,628.04	$412.91	$309.06	$48.14	$51.40	$821.50
2739924	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739925	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739926	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739927	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739928	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739929	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739930	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739931	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739932	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739933	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739934	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739935	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739936	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739937	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739938	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739939	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739940	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739941	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739942	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739943	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739944	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739945	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739946	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739947	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739948	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739949	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739950	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739951	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739952	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739953	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739954	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739955	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739956	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739957	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739958	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739959	6	0.24	$7,968.04	$341.72	$255.78	$39.84	$42.53	$679.87
2850166	6	0.24	$7,968.04	$341.72	$255.78	$39.84	$42.53	$679.87
2739960	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739961	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739962	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739963	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739964	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739965	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739966	6	0.24	$7,968.04	$341.72	$255.78	$39.84	$42.53	$679.87
2837696	6	0.24	$7,968.04	$341.72	$255.78	$39.84	$42.53	$679.87
2739967	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739978	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739979	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739980	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739981	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739982	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739983	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739984	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739985	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739986	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2868881	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740032	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740033	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740034	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740036	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740037	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740038	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740039	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740040	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740041	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740042	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740219	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740220	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740221	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740222	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740223	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740224	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740226	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740228	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740229	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740230	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740232	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740233	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740234	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740235	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740236	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740237	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740238	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740494	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740495	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**207.19**	**$6,878,738.37**	**$295,000.00**	**$220,809.10**	**$34,393.69**	**$36,720.00**	**$586,922.79**

APPENDIX H
PHASE #2 ASSESSMENT ROLL

Appendix H
Phase #2 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**188.61**
Outstanding Assessment	**$4,260,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2018	$0	$470,110	$20,000	$0	$490,110
2019	$0	$467,241	$13,548	$0	$480,789
2020	$95,000	$449,656	$22,000	$0	$566,656
2021	$92,000	$423,965	$20,000	$0	$535,965
2022	$89,000	$411,122	$20,855	$0	$520,977
2023	$97,000	$258,166	$21,759	$0	$376,925
2024	$100,000	$250,236	$22,129	$0	$372,365
2025	$193,000	$214,183	$22,129	$0	$429,312
2026	$118,000	$203,350	$22,572	$20,335	$364,257
2027	$121,000	$197,450	$23,023	$19,745	$361,218
2028	$129,000	$191,400	$23,483	$19,140	$363,023
2029	$133,000	$184,950	$23,953	$18,495	$360,398
2030	$141,000	$178,300	$24,432	$17,830	$361,562
2031	$144,000	$171,250	$24,921	$17,125	$357,296
2032	$152,000	$164,050	$25,419	$16,405	$357,874
2033	$160,000	$156,450	$25,928	$15,645	$358,023
2034	$168,000	$148,450	$26,446	$14,845	$357,741
2035	$175,000	$140,050	$26,975	$14,005	$356,030
2036	$182,000	$131,300	$27,515	$13,130	$353,945
2037	$193,000	$122,200	$28,065	$12,220	$355,485
2038	$201,000	$112,550	$28,626	$11,255	$353,431
2039	$212,000	$102,500	$29,199	$10,250	$353,949
2040	$222,000	$91,900	$29,783	$9,190	$352,873
2041	$233,000	$80,800	$30,378	$8,080	$352,258
2042	$243,000	$69,150	$30,986	$6,915	$350,051
2043	$556,000	$57,000	$31,606	$5,700	$650,306
2044	$584,000	$29,200	$32,238	$2,920	$648,358
Total	**$4,733,000**	**$5,006,869**	**$657,968**	**$253,230**	**$10,651,067**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phase #2 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766631	6	0.48	$10,843.68	($2.26)	$10,841.42
2766647	6	0.48	$10,843.68	($2.26)	$10,841.42
2766648	6	0.48	$10,843.68	($2.26)	$10,841.42
2766649	6	0.48	$10,843.68	($2.26)	$10,841.42
2766650	6	0.48	$10,843.68	($2.26)	$10,841.42
2766651	6	0.48	$10,843.68	($2.26)	$10,841.42
2766652	6	0.48	$10,843.68	($2.26)	$10,841.42
2766653	6	0.48	$10,843.68	($2.26)	$10,841.42
2766654	6	0.48	$10,843.68	($2.26)	$10,841.42
2766655	6	0.48	$10,843.68	($2.26)	$10,841.42
2766656	6	0.48	$10,843.68	($2.26)	$10,841.42
2766657	6	0.48	$10,843.68	($2.26)	$10,841.42
2766658	6	0.48	$10,843.68	($2.26)	$10,841.42
2766659	6	0.48	$10,843.68	($2.26)	$10,841.42
2766660	6	0.48	$10,843.68	($2.26)	$10,841.42
2766661	6	0.48	$10,843.68	($2.26)	$10,841.42
2766662	6	0.48	$10,843.68	($2.26)	$10,841.42
2766663	6	0.48	$10,843.68	($2.26)	$10,841.42
2766664	6	0.48	$10,843.68	($2.26)	$10,841.42
2766665	6	0.48	$10,843.68	($2.26)	$10,841.42
2766666	6	0.48	$10,843.68	($2.26)	$10,841.42
2766667	6	0.32	$7,229.12	($1.51)	$7,227.61
2886355	6	0.16	$3,614.56	($0.75)	$3,613.81
2766668	6	0.48	$10,843.68	($2.26)	$10,841.42
2766669	6	0.48	$10,843.68	($2.26)	$10,841.42
2766670	6	0.48	$10,843.68	($2.26)	$10,841.42
2766671	6	0.48	$10,843.68	($2.26)	$10,841.42
2766672	6	0.48	$10,843.68	($2.26)	$10,841.42
2766673	6	0.48	$10,843.68	($2.26)	$10,841.42
2766674	6	0.48	$10,843.68	($2.26)	$10,841.42
2766675	6	0.48	$10,843.68	($2.26)	$10,841.42
2766676	6	0.48	$10,843.68	($2.26)	$10,841.42
2766677	6	0.48	$10,843.68	($2.26)	$10,841.42
2766678	6	0.48	$10,843.68	($2.26)	$10,841.42
2766679	6	0.48	$10,843.68	($2.26)	$10,841.42
2766680	6	0.48	$10,843.68	($2.26)	$10,841.42
2766681	6	0.48	$10,843.68	($2.26)	$10,841.42
2766682	6	0.48	$10,843.68	($2.26)	$10,841.42
2766683	6	0.48	$10,843.68	($2.26)	$10,841.42
2766684	6	0.48	$10,843.68	($2.26)	$10,841.42
2766685	6	0.48	$10,843.68	($2.26)	$10,841.42
2766686	6	0.48	$10,843.68	($2.26)	$10,841.42
2766687	6	0.48	$10,843.68	($2.26)	$10,841.42
2766688	6	0.48	$10,843.68	($2.26)	$10,841.42
2766689	6	0.48	$10,843.68	($2.26)	$10,841.42
2766690	6	0.48	$10,843.68	($2.26)	$10,841.42
2766691	6	0.48	$10,843.68	($2.26)	$10,841.42
2766692	6	0.48	$10,843.68	($2.26)	$10,841.42
2766693	6	0.48	$10,843.68	($2.26)	$10,841.42
2766694	6	0.48	$10,843.68	($2.26)	$10,841.42
2766695	6	0.48	$10,843.68	($2.26)	$10,841.42

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766696	6	0.48	$10,843.68	($2.26)	$10,841.42
2766697	6	0.48	$10,843.68	($2.26)	$10,841.42
2766698	6	0.48	$10,843.68	($2.26)	$10,841.42
2766699	6	0.48	$10,843.68	($2.26)	$10,841.42
2766700	6	0.48	$10,843.68	($2.26)	$10,841.42
2766701	6	0.48	$10,843.68	($2.26)	$10,841.42
2766702	6	0.48	$10,843.68	($2.26)	$10,841.42
2766703	6	0.48	$10,843.68	($2.26)	$10,841.42
2766704	6	0.48	$10,843.68	($2.26)	$10,841.42
2766705	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766707	5	0.58	$13,102.78	($2.73)	$13,100.05
2766708	5	0.58	$13,102.78	($2.73)	$13,100.05
2766709	5	0.58	$13,102.78	($2.73)	$13,100.05
2766710	5	0.58	$13,102.78	($2.73)	$13,100.05
2766711	5	0.58	$13,102.78	($2.73)	$13,100.05
2766712	5	0.58	$13,102.78	($2.73)	$13,100.05
2766713	5	0.58	$13,102.78	($2.73)	$13,100.05
2766714	5	0.58	$13,102.78	($2.73)	$13,100.05
2766715	5	0.58	$13,102.78	($2.73)	$13,100.05
2766716	5	0.58	$13,102.78	($2.73)	$13,100.05
2766717	5	0.58	$13,102.78	($2.73)	$13,100.05
2766718	5	0.58	$13,102.78	($2.73)	$13,100.05
2766719	5	0.58	$13,102.78	($2.73)	$13,100.05
2766720	5	0.58	$13,102.78	($2.73)	$13,100.05
2766721	5	0.58	$13,102.78	($2.73)	$13,100.05
2766723	5	0.58	$13,102.78	($2.73)	$13,100.05
2766724	5	0.58	$13,102.78	($2.73)	$13,100.05
2766725	5	0.58	$13,102.78	($2.73)	$13,100.05
2766726	5	0.58	$13,102.78	($2.73)	$13,100.05
2766727	5	0.58	$13,102.78	($2.73)	$13,100.05
2766728	5	0.58	$13,102.78	($2.73)	$13,100.05
2766729	5	0.58	$13,102.78	($2.73)	$13,100.05
2766730	5	0.58	$13,102.78	($2.73)	$13,100.05
2766731	5	0.58	$13,102.78	($2.73)	$13,100.05
2766732	5	0.58	$13,102.78	($2.73)	$13,100.05
2766733	5	0.58	$13,102.78	($2.73)	$13,100.05
2766734	5	0.58	$13,102.78	($2.73)	$13,100.05
2766735	5	0.58	$13,102.78	($2.73)	$13,100.05
2766736	5	0.58	$13,102.78	($2.73)	$13,100.05
2766737	5	0.58	$13,102.78	($2.73)	$13,100.05
2766738	5	0.58	$13,102.78	($2.73)	$13,100.05
2766739	5	0.58	$13,102.78	($2.73)	$13,100.05
2766740	5	0.58	$13,102.78	($2.73)	$13,100.05
2766741	6	0.48	$10,843.68	($2.26)	$10,841.42
2766742	6	0.48	$10,843.68	($2.26)	$10,841.42
2766743	6	0.48	$10,843.68	($2.26)	$10,841.42
2766744	6	0.48	$10,843.68	($2.26)	$10,841.42
2766745	6	0.48	$10,843.68	($2.26)	$10,841.42
2766746	6	0.48	$10,843.68	($2.26)	$10,841.42
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	6	0.48	$10,843.68	($2.26)	$10,841.42

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766749	6	0.48	$10,843.68	($2.26)	$10,841.42
2766750	6	0.48	$10,843.68	($2.26)	$10,841.42
2766751	6	0.48	$10,843.68	($2.26)	$10,841.42
2766752	6	0.48	$10,843.68	($2.26)	$10,841.42
2766755	6	0.48	$10,843.68	($2.26)	$10,841.42
2766756	6	0.48	$10,843.68	($2.26)	$10,841.42
2766757	6	0.48	$10,843.68	($2.26)	$10,841.42
2766758	6	0.48	$10,843.68	($2.26)	$10,841.42
2766759	6	0.48	$10,843.68	($2.26)	$10,841.42
2766760	6	0.48	$10,843.68	($2.26)	$10,841.42
2766761	6	0.48	$10,843.68	($2.26)	$10,841.42
2766762	6	0.48	$10,843.68	($2.26)	$10,841.42
2766763	6	0.48	$10,843.68	($2.26)	$10,841.42
2766764	5	0.58	$13,102.78	($2.73)	$13,100.05
2766765	5	0.58	$13,102.78	($2.73)	$13,100.05
2766766	5	0.58	$13,102.78	($2.73)	$13,100.05
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	5	0.58	$13,102.78	($2.73)	$13,100.05
2766769	5	0.58	$13,102.78	($2.73)	$13,100.05
2766770	5	0.58	$13,102.78	($2.73)	$13,100.05
2766771	5	0.58	$13,102.78	($2.73)	$13,100.05
2766772	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766773	5	0.58	$13,102.78	($2.73)	$13,100.05
2766774	5	0.58	$13,102.78	($2.73)	$13,100.05
2766775	5	0.58	$13,102.78	($2.73)	$13,100.05
2766776	6	0.48	$10,843.68	($2.26)	$10,841.42
2766778	6	0.48	$10,843.68	($2.26)	$10,841.42
2766779	6	0.48	$10,843.68	($2.26)	$10,841.42
2766780	6	0.48	$10,843.68	($2.26)	$10,841.42
2766781	6	0.48	$10,843.68	($2.26)	$10,841.42
2766785	6	0.48	$10,843.68	($2.26)	$10,841.42
2766786	6	0.24	$5,421.84	($1.13)	$5,420.71
2839550	6	0.24	$5,421.84	($1.13)	$5,420.71
2766787	6	0.48	$10,843.68	($2.26)	$10,841.42
2766788	6	0.48	$10,843.68	($2.26)	$10,841.42
2766789	6	0.48	$10,843.68	($2.26)	$10,841.42
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	6	0.48	$10,843.68	($2.26)	$10,841.42
2766792	6	0.48	$10,843.68	($2.26)	$10,841.42
2766793	6	0.48	$10,843.68	($2.26)	$10,841.42
2766794	6	0.48	$10,843.68	($2.26)	$10,841.42
2766795	6	0.48	$10,843.68	($2.26)	$10,841.42
2766796	6	0.48	$10,843.68	($2.26)	$10,841.42
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	6	0.48	$10,843.68	($2.26)	$10,841.42
2766800	5	0.58	$13,102.78	($2.73)	$13,100.05
2766801	5	0.58	$13,102.78	($2.73)	$13,100.05
2766802	5	0.58	$13,102.78	($2.73)	$13,100.05
2766803	5	0.58	$13,102.78	($2.73)	$13,100.05
2766804	5	0.58	$13,102.78	($2.73)	$13,100.05
2766805	5	0.58	$13,102.78	($2.73)	$13,100.05

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Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766806	5	0.58	$13,102.78	($2.73)	$13,100.05
2766807	5	0.58	$13,102.78	($2.73)	$13,100.05
2766808	5	0.58	$13,102.78	($2.73)	$13,100.05
2766809	5	0.58	$13,102.78	($2.73)	$13,100.05
2766810	5	0.58	$13,102.78	($2.73)	$13,100.05
2766811	5	0.58	$13,102.78	($2.73)	$13,100.05
2766812	5	0.58	$13,102.78	($2.73)	$13,100.05
2766813	5	0.58	$13,102.78	($2.73)	$13,100.05
2766814	5	0.58	$13,102.78	($2.73)	$13,100.05
2766815	5	0.58	$13,102.78	($2.73)	$13,100.05
2766816	5	0.58	$13,102.78	($2.73)	$13,100.05
2766817	5	0.58	$13,102.78	($2.73)	$13,100.05
2766818	5	0.58	$13,102.78	($2.73)	$13,100.05
2766819	5	0.29	$6,551.39	($1.36)	$6,550.02
2817555	5	0.29	$6,551.39	($1.36)	$6,550.02
2766820	5	0.58	$13,102.78	($2.73)	$13,100.05
2766821	5	0.58	$13,102.78	($2.73)	$13,100.05
2766822	5	0.58	$13,102.78	($2.73)	$13,100.05
2766823	6	0.48	$10,843.68	($2.26)	$10,841.42
2766824	6	0.48	$10,843.68	($2.26)	$10,841.42
2766825	6	0.48	$10,843.68	($2.26)	$10,841.42
2766826	6	0.48	$10,843.68	($2.26)	$10,841.42
2766827	6	0.48	$10,843.68	($2.26)	$10,841.42
2766828	6	0.48	$10,843.68	($2.26)	$10,841.42
2766829	6	0.48	$10,843.68	($2.26)	$10,841.42
2766830	6	0.48	$10,843.68	($2.26)	$10,841.42
2766831	6	0.48	$10,843.68	($2.26)	$10,841.42
2766832	6	0.48	$10,843.68	($2.26)	$10,841.42
2766833	6	0.48	$10,843.68	($2.26)	$10,841.42
2766834	6	0.48	$10,843.68	($2.26)	$10,841.42
2766835	6	0.48	$10,843.68	($2.26)	$10,841.42
2766836	6	0.48	$10,843.68	($2.26)	$10,841.42
2766837	6	0.48	$10,843.68	($2.26)	$10,841.42
2766838	6	0.48	$10,843.68	($2.26)	$10,841.42
2766839	6	0.48	$10,843.68	($2.26)	$10,841.42
2766840	6	0.48	$10,843.68	($2.26)	$10,841.42
2766841	6	0.48	$10,843.68	($2.26)	$10,841.42
2766842	6	0.48	$10,843.68	($2.26)	$10,841.42
2766843	6	0.48	$10,843.68	($2.26)	$10,841.42
2766844	6	0.48	$10,843.68	($2.26)	$10,841.42
2766845	6	0.48	$10,843.68	($2.26)	$10,841.42
2766846	6	0.48	$10,843.68	($2.26)	$10,841.42
2766847	6	0.48	$10,843.68	($2.26)	$10,841.42
2766848	6	0.48	$10,843.68	($2.26)	$10,841.42
2766849	6	0.48	$10,843.68	($2.26)	$10,841.42
2766850	6	0.48	$10,843.68	($2.26)	$10,841.42
2766851	6	0.48	$10,843.68	($2.26)	$10,841.42
2766858	6	0.48	$10,843.68	($2.26)	$10,841.42
2766859	6	0.48	$10,843.68	($2.26)	$10,841.42
2766860	6	0.48	$10,843.68	($2.26)	$10,841.42
2766861	6	0.48	$10,843.68	($2.26)	$10,841.42

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Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766862	6	0.48	$10,843.68	($2.26)	$10,841.42
2766863	6	0.48	$10,843.68	($2.26)	$10,841.42
2766864	6	0.48	$10,843.68	($2.26)	$10,841.42
2766865	6	0.48	$10,843.68	($2.26)	$10,841.42
2766866	6	0.48	$10,843.68	($2.26)	$10,841.42
2766867	6	0.48	$10,843.68	($2.26)	$10,841.42
2766868	6	0.48	$10,843.68	($2.26)	$10,841.42
2766869	6	0.48	$10,843.68	($2.26)	$10,841.42
2766870	6	0.48	$10,843.68	($2.26)	$10,841.42
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	6	0.48	$10,843.68	($2.26)	$10,841.42
2766873	6	0.48	$10,843.68	($2.26)	$10,841.42
2766874	6	0.48	$10,843.68	($2.26)	$10,841.42
2766875	6	0.48	$10,843.68	($2.26)	$10,841.42
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	6	0.48	$10,843.68	($2.26)	$10,841.42
2766878	6	0.48	$10,843.68	($2.26)	$10,841.42
2766879	6	0.48	$10,843.68	($2.26)	$10,841.42
2766882	6	0.48	$10,843.68	($2.26)	$10,841.42
2766883	6	0.48	$10,843.68	($2.26)	$10,841.42
2766884	6	0.48	$10,843.68	($2.26)	$10,841.42
2766885	6	0.48	$10,843.68	($2.26)	$10,841.42
2766886	6	0.48	$10,843.68	($2.26)	$10,841.42
2766887	6	0.48	$10,843.68	($2.26)	$10,841.42
2766888	6	0.48	$10,843.68	($2.26)	$10,841.42
2766889	6	0.48	$10,843.68	($2.26)	$10,841.42
2766890	6	0.48	$10,843.68	($2.26)	$10,841.42
2766891	6	0.48	$10,843.68	($2.26)	$10,841.42
2766892	6	0.48	$10,843.68	($2.26)	$10,841.42
2766893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	6	0.48	$10,843.68	($2.26)	$10,841.42
2766895	6	0.48	$10,843.68	($2.26)	$10,841.42
2766896	6	0.48	$10,843.68	($2.26)	$10,841.42
2766897	6	0.48	$10,843.68	($2.26)	$10,841.42
2766898	6	0.48	$10,843.68	($2.26)	$10,841.42
2766899	6	0.48	$10,843.68	($2.26)	$10,841.42
2766901	6	0.48	$10,843.68	($2.26)	$10,841.42
2766902	6	0.48	$10,843.68	($2.26)	$10,841.42
2766904	Open Space	0.00	$0.00	$0.00	$0.00
2766905	Open Space	0.00	$0.00	$0.00	$0.00
2766906	Open Space	0.00	$0.00	$0.00	$0.00
2766907	Open Space	0.00	$0.00	$0.00	$0.00
2766908	Open Space	0.00	$0.00	$0.00	$0.00
2766909	Open Space	0.00	$0.00	$0.00	$0.00
2766910	Open Space	0.00	$0.00	$0.00	$0.00
2766911	Open Space	0.00	$0.00	$0.00	$0.00
2769104	3	0.83	$18,750.52	($3.90)	$18,746.62
2769105	3	0.83	$18,750.52	($3.90)	$18,746.62
2769106	3	0.83	$18,750.52	($3.90)	$18,746.62
2769107	3	0.83	$18,750.52	($3.90)	$18,746.62
2769108	3	0.83	$18,750.52	($3.90)	$18,746.62

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Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2769109	3	0.83	$18,750.52	($3.90)	$18,746.62
2769110	3	0.83	$18,750.52	($3.90)	$18,746.62
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	4	0.72	$16,265.52	($3.39)	$16,262.13
2769114	4	0.72	$16,265.52	($3.39)	$16,262.13
2769115	4	0.72	$16,265.52	($3.39)	$16,262.13
2769116	4	0.72	$16,265.52	($3.39)	$16,262.13
2769117	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	4	0.72	$16,265.52	($3.39)	$16,262.13
2769119	4	0.72	$16,265.52	($3.39)	$16,262.13
2769120	4	0.72	$16,265.52	($3.39)	$16,262.13
2769121	4	0.72	$16,265.52	($3.39)	$16,262.13
2769122	4	0.72	$16,265.52	($3.39)	$16,262.13
2769123	4	0.72	$16,265.52	($3.39)	$16,262.13
2769124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769125	4	0.72	$16,265.52	($3.39)	$16,262.13
2769126	4	0.72	$16,265.52	($3.39)	$16,262.13
2769127	3	0.83	$18,750.52	($3.90)	$18,746.62
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	3	0.83	$18,750.52	($3.90)	$18,746.62
2769130	3	0.83	$18,750.52	($3.90)	$18,746.62
2769131	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769132	3	0.83	$18,750.52	($3.90)	$18,746.62
2769133	3	0.83	$18,750.52	($3.90)	$18,746.62
2769134	3	0.83	$18,750.52	($3.90)	$18,746.62
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	4	0.72	$16,265.52	($3.39)	$16,262.13
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	4	0.72	$16,265.52	($3.39)	$16,262.13
2769140	4	0.72	$16,265.52	($3.39)	$16,262.13
2769141	4	0.72	$16,265.52	($3.39)	$16,262.13
2769142	4	0.72	$16,265.52	($3.39)	$16,262.13
2769143	4	0.72	$16,265.52	($3.39)	$16,262.13
2769144	4	0.72	$16,265.52	($3.39)	$16,262.13
2769145	4	0.72	$16,265.52	($3.39)	$16,262.13
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	4	0.72	$16,265.52	($3.39)	$16,262.13
2769149	4	0.72	$16,265.52	($3.39)	$16,262.13
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	4	0.72	$16,265.52	($3.39)	$16,262.13
2769165	4	0.72	$16,265.52	($3.39)	$16,262.13
2769166	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	4	0.72	$16,265.52	($3.39)	$16,262.13
2769169	4	0.72	$16,265.52	($3.39)	$16,262.13
2769170	4	0.72	$16,265.52	($3.39)	$16,262.13
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	4	0.72	$16,265.52	($3.39)	$16,262.13
2769174	4	0.72	$16,265.52	($3.39)	$16,262.13
2769175	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769176	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	3	0.83	$18,750.52	($3.90)	$18,746.62
2769178	3	0.83	$18,750.52	($3.90)	$18,746.62
2769179	3	0.83	$18,750.52	($3.90)	$18,746.62
2769180	3	0.83	$18,750.52	($3.90)	$18,746.62
2769181	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	3	0.83	$18,750.52	($3.90)	$18,746.62
2769183	3	0.83	$18,750.52	($3.90)	$18,746.62
2769184	3	0.83	$18,750.52	($3.90)	$18,746.62
2769185	3	0.83	$18,750.52	($3.90)	$18,746.62
2769186	3	0.83	$18,750.52	($3.90)	$18,746.62
2769187	3	0.83	$18,750.52	($3.90)	$18,746.62
2769188	3	0.83	$18,750.52	($3.90)	$18,746.62
2769189	3	0.83	$18,750.52	($3.90)	$18,746.62
2769190	3	0.83	$18,750.52	($3.90)	$18,746.62
2769191	3	0.83	$18,750.52	($3.90)	$18,746.62
2769192	3	0.83	$18,750.52	($3.90)	$18,746.62
2769194	4	0.72	$16,265.52	($3.39)	$16,262.13
2769195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	4	0.72	$16,265.52	($3.39)	$16,262.13
2769197	4	0.72	$16,265.52	($3.39)	$16,262.13
2769198	4	0.72	$16,265.52	($3.39)	$16,262.13
2769200	4	0.72	$16,265.52	($3.39)	$16,262.13
2769201	4	0.72	$16,265.52	($3.39)	$16,262.13
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	4	0.72	$16,265.52	($3.39)	$16,262.13
2769205	4	0.72	$16,265.52	($3.39)	$16,262.13
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	4	0.72	$16,265.52	($3.39)	$16,262.13
2769209	4	0.72	$16,265.52	($3.39)	$16,262.13
2769210	4	0.72	$16,265.52	($3.39)	$16,262.13
2769211	4	0.72	$16,265.52	($3.39)	$16,262.13
2769212	4	0.72	$16,265.52	($3.39)	$16,262.13
2769213	4	0.72	$16,265.52	($3.39)	$16,262.13
2769214	4	0.72	$16,265.52	($3.39)	$16,262.13
2769216	4	0.72	$16,265.52	($3.39)	$16,262.13
2769217	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	3	0.83	$18,750.52	($3.90)	$18,746.62
2769219	3	0.83	$18,750.52	($3.90)	$18,746.62
2769220	3	0.83	$18,750.52	($3.90)	$18,746.62
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	3	0.83	$18,750.52	($3.90)	$18,746.62
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	3	0.83	$18,750.52	($3.90)	$18,746.62
2769225	3	0.83	$18,750.52	($3.90)	$18,746.62

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2769226	3	0.83	$18,750.52	($3.90)	$18,746.62
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	3	0.83	$18,750.52	($3.90)	$18,746.62
2769229	3	0.83	$18,750.52	($3.90)	$18,746.62
2769230	3	0.83	$18,750.52	($3.90)	$18,746.62
2769231	3	0.83	$18,750.52	($3.90)	$18,746.62
2769232	3	0.83	$18,750.52	($3.90)	$18,746.62
2769233	3	0.83	$18,750.52	($3.90)	$18,746.62
2769234	3	0.83	$18,750.52	($3.90)	$18,746.62
2769235	3	0.83	$18,750.52	($3.90)	$18,746.62
2769236	2	0.88	$19,880.07	($4.14)	$19,875.93
2769237	2	0.88	$19,880.07	($4.14)	$19,875.93
2769238	2	0.88	$19,880.07	($4.14)	$19,875.93
2769239	2	0.88	$19,880.07	($4.14)	$19,875.93
2769240	Open Space	0.00	$0.00	$0.00	$0.00
2769241	Open Space	0.00	$0.00	$0.00	$0.00
2769242	Open Space	0.00	$0.00	$0.00	$0.00
2769243	Open Space	0.00	$0.00	$0.00	$0.00
2769244	Open Space	0.00	$0.00	$0.00	$0.00
2769246	Open Space	0.00	$0.00	$0.00	$0.00
2769247	Open Space	0.00	$0.00	$0.00	$0.00
2769248	Open Space	0.00	$0.00	$0.00	$0.00
2769249	Open Space	0.00	$0.00	$0.00	$0.00
Total		**188.61**	**$4,260,887.37**	**($887.37)**	**$4,260,000.00**

APPENDIX I
PHASE #3 ASSESSMENT ROLL

Appendix I
Phase #3 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**104.90**
Outstanding Assessment	**$2,923,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2020	$5,000	$308,210	$25,000	$0	$338,210
2021	$5,000	$298,009	$20,000	$0	$323,009
2022	$5,000	$252,584	$20,340	$0	$277,924
2023	$4,000	$242,305	$21,037	$0	$267,342
2024	$4,000	$243,494	$21,395	$0	$268,889
2025	$143,000	$85,660	$21,395	$0	$250,055
2026	$41,000	$139,000	$21,823	$14,615	$216,438
2027	$45,000	$136,950	$22,259	$13,900	$218,109
2028	$49,000	$134,700	$22,705	$13,695	$220,100
2029	$49,000	$132,250	$23,159	$13,470	$217,879
2030	$52,000	$129,800	$23,622	$13,225	$218,647
2031	$56,000	$127,200	$24,094	$12,980	$220,274
2032	$56,000	$124,400	$24,576	$12,720	$217,696
2033	$60,000	$121,600	$25,068	$12,440	$219,108
2034	$63,000	$118,600	$25,569	$12,160	$219,329
2035	$67,000	$115,450	$26,080	$11,860	$220,390
2036	$67,000	$112,100	$26,602	$11,545	$217,247
2037	$70,000	$108,750	$27,134	$11,210	$217,094
2038	$74,000	$105,250	$27,677	$10,875	$217,802
2039	$77,000	$101,550	$28,230	$10,525	$217,305
2040	$84,000	$97,700	$28,795	$10,155	$220,650
2041	$277,000	$93,500	$29,371	$9,770	$409,641
2042	$291,000	$79,650	$29,958	$9,350	$409,958
2043	$305,000	$65,100	$30,557	$7,965	$408,622
2044	$319,000	$49,850	$31,168	$6,510	$406,528
2045	$335,000	$33,900	$31,792	$4,985	$405,677
2046	$343,000	$17,150	$32,428	$3,390	$395,968
Total	**$2,941,000**	**$3,266,502**	**$666,834**	**$227,345**	**$7,101,681**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phase #3 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810093	4	0.72	$20,063.18	($0.65)	$20,062.54
2810095	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	4	0.72	$20,063.18	($0.65)	$20,062.54
2810097	4	0.72	$20,063.18	($0.65)	$20,062.54
2810098	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810099	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	4	0.72	$20,063.18	($0.65)	$20,062.54
2810101	4	0.72	$20,063.18	($0.65)	$20,062.54
2810102	Open Space	0.00	$0.00	$0.00	$0.00
2810103	4	0.72	$20,063.18	($0.65)	$20,062.54
2810105	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	4	0.72	$20,063.18	($0.65)	$20,062.54
2810107	4	0.72	$20,063.18	($0.65)	$20,062.54
2810108	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	4	0.72	$20,063.18	($0.65)	$20,062.54
2810111	4	0.72	$20,063.18	($0.65)	$20,062.54
2810112	4	0.72	$20,063.18	($0.65)	$20,062.54
2810113	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810116	4	0.72	$20,063.18	($0.65)	$20,062.54
2810117	4	0.72	$20,063.18	($0.65)	$20,062.54
2810118	4	0.72	$20,063.18	($0.65)	$20,062.54
2810119	4	0.72	$20,063.18	($0.65)	$20,062.54
2810120	4	0.72	$20,063.18	($0.65)	$20,062.54
2810121	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	4	0.72	$20,063.18	($0.65)	$20,062.54
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	3	0.83	$23,128.39	($0.74)	$23,127.65
2810132	3	0.83	$23,128.39	($0.74)	$23,127.65
2810133	3	0.83	$23,128.39	($0.74)	$23,127.65
2810134	3	0.83	$23,128.39	($0.74)	$23,127.65
2810135	3	0.83	$23,128.39	($0.74)	$23,127.65
2810136	3	0.83	$23,128.39	($0.74)	$23,127.65
2810137	3	0.83	$23,128.39	($0.74)	$23,127.65
2810138	3	0.83	$23,128.39	($0.74)	$23,127.65
2810139	3	0.83	$23,128.39	($0.74)	$23,127.65
2810140	3	0.83	$23,128.39	($0.74)	$23,127.65
2810141	3	0.83	$23,128.39	($0.74)	$23,127.65
2810142	3	0.83	$23,128.39	($0.74)	$23,127.65
2810143	3	0.83	$23,128.39	($0.74)	$23,127.65
2810144	3	0.83	$23,128.39	($0.74)	$23,127.65
2810145	3	0.83	$23,128.39	($0.74)	$23,127.65
2810146	3	0.83	$23,128.39	($0.74)	$23,127.65
2810147	3	0.83	$23,128.39	($0.74)	$23,127.65
2810148	3	0.83	$23,128.39	($0.74)	$23,127.65
2810149	3	0.83	$23,128.39	($0.74)	$23,127.65

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810151	4	0.72	$20,063.18	($0.65)	$20,062.54
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	5	0.58	$16,162.01	($0.52)	$16,161.49
2810154	5	0.58	$16,162.01	($0.52)	$16,161.49
2810155	5	0.58	$16,162.01	($0.52)	$16,161.49
2810156	5	0.58	$16,162.01	($0.52)	$16,161.49
2810157	5	0.58	$16,162.01	($0.52)	$16,161.49
2810158	5	0.58	$16,162.01	($0.52)	$16,161.49
2810159	5	0.58	$16,162.01	($0.52)	$16,161.49
2810160	5	0.58	$16,162.01	($0.52)	$16,161.49
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	5	0.58	$16,162.01	($0.52)	$16,161.49
2810163	5	0.58	$16,162.01	($0.52)	$16,161.49
2810164	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810165	5	0.58	$16,162.01	($0.52)	$16,161.49
2810166	5	0.58	$16,162.01	($0.52)	$16,161.49
2810167	5	0.58	$16,162.01	($0.52)	$16,161.49
2810168	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810169	5	0.58	$16,162.01	($0.52)	$16,161.49
2810170	5	0.58	$16,162.01	($0.52)	$16,161.49
2810171	5	0.58	$16,162.01	($0.52)	$16,161.49
2810172	5	0.58	$16,162.01	($0.52)	$16,161.49
2810173	5	0.58	$16,162.01	($0.52)	$16,161.49
2810174	5	0.58	$16,162.01	($0.52)	$16,161.49
2810175	5	0.58	$16,162.01	($0.52)	$16,161.49
2810176	5	0.58	$16,162.01	($0.52)	$16,161.49
2810177	5	0.58	$16,162.01	($0.52)	$16,161.49
2810178	5	0.58	$16,162.01	($0.52)	$16,161.49
2810179	5	0.58	$16,162.01	($0.52)	$16,161.49
2810180	5	0.58	$16,162.01	($0.52)	$16,161.49
2810181	5	0.58	$16,162.01	($0.52)	$16,161.49
2810182	5	0.58	$16,162.01	($0.52)	$16,161.49
2810183	4	0.72	$20,063.18	($0.65)	$20,062.54
2810184	4	0.72	$20,063.18	($0.65)	$20,062.54
2810185	4	0.72	$20,063.18	($0.65)	$20,062.54
2810186	4	0.72	$20,063.18	($0.65)	$20,062.54
2810187	4	0.72	$20,063.18	($0.65)	$20,062.54
2810188	4	0.72	$20,063.18	($0.65)	$20,062.54
2810189	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810190	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	4	0.72	$20,063.18	($0.65)	$20,062.54
2810192	4	0.72	$20,063.18	($0.65)	$20,062.54
2810193	4	0.72	$20,063.18	($0.65)	$20,062.54
2810194	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	4	0.72	$20,063.18	($0.65)	$20,062.54
2810197	4	0.72	$20,063.18	($0.65)	$20,062.54
2810198	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810199	4	0.72	$20,063.18	($0.65)	$20,062.54
2810200	4	0.72	$20,063.18	($0.65)	$20,062.54
2810201	4	0.72	$20,063.18	($0.65)	$20,062.54

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810203	4	0.72	$20,063.18	($0.65)	$20,062.54
2810204	4	0.72	$20,063.18	($0.65)	$20,062.54
2810205	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	5	0.58	$16,162.01	($0.52)	$16,161.49
2810208	5	0.58	$16,162.01	($0.52)	$16,161.49
2810209	5	0.58	$16,162.01	($0.52)	$16,161.49
2810210	5	0.58	$16,162.01	($0.52)	$16,161.49
2810211	5	0.58	$16,162.01	($0.52)	$16,161.49
2810212	5	0.58	$16,162.01	($0.52)	$16,161.49
2810213	5	0.58	$16,162.01	($0.52)	$16,161.49
2810214	5	0.58	$16,162.01	($0.52)	$16,161.49
2810215	5	0.58	$16,162.01	($0.52)	$16,161.49
2810216	5	0.58	$16,162.01	($0.52)	$16,161.49
2810217	5	0.58	$16,162.01	($0.52)	$16,161.49
2810218	5	0.58	$16,162.01	($0.52)	$16,161.49
2810219	5	0.58	$16,162.01	($0.52)	$16,161.49
2810220	5	0.58	$16,162.01	($0.52)	$16,161.49
2810221	5	0.58	$16,162.01	($0.52)	$16,161.49
2810222	5	0.58	$16,162.01	($0.52)	$16,161.49
2810223	5	0.58	$16,162.01	($0.52)	$16,161.49
2810224	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	5	0.58	$16,162.01	($0.52)	$16,161.49
2810226	5	0.58	$16,162.01	($0.52)	$16,161.49
2810227	5	0.58	$16,162.01	($0.52)	$16,161.49
2810228	5	0.58	$16,162.01	($0.52)	$16,161.49
2810229	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	5	0.58	$16,162.01	($0.52)	$16,161.49
2810231	5	0.58	$16,162.01	($0.52)	$16,161.49
2810232	5	0.58	$16,162.01	($0.52)	$16,161.49
2810233	5	0.58	$16,162.01	($0.52)	$16,161.49
2810234	4	0.72	$20,063.18	($0.65)	$20,062.54
2810235	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	4	0.72	$20,063.18	($0.65)	$20,062.54
2810238	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810239	Open Space	0.00	$0.00	$0.00	$0.00
2810240	Open Space	0.00	$0.00	$0.00	$0.00
2810241	4	0.72	$20,063.18	($0.65)	$20,062.54
2810242	4	0.72	$20,063.18	($0.65)	$20,062.54
2810243	4	0.72	$20,063.18	($0.65)	$20,062.54
2810244	4	0.72	$20,063.18	($0.65)	$20,062.54
2810245	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	4	0.72	$20,063.18	($0.65)	$20,062.54
2810247	4	0.72	$20,063.18	($0.65)	$20,062.54
2810248	4	0.72	$20,063.18	($0.65)	$20,062.54
2810249	4	0.72	$20,063.18	($0.65)	$20,062.54
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	4	0.72	$20,063.18	($0.65)	$20,062.54
2810252	4	0.72	$20,063.18	($0.65)	$20,062.54

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810253	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	4	0.72	$20,063.18	($0.65)	$20,062.54
2810256	4	0.72	$20,063.18	($0.65)	$20,062.54
2810257	4	0.72	$20,063.18	($0.65)	$20,062.54
2810258	4	0.72	$20,063.18	($0.65)	$20,062.54
2810259	4	0.72	$20,063.18	($0.65)	$20,062.54
2810260	5	0.58	$16,162.01	($0.52)	$16,161.49
2810261	5	0.58	$16,162.01	($0.52)	$16,161.49
2810262	5	0.58	$16,162.01	($0.52)	$16,161.49
2810263	5	0.58	$16,162.01	($0.52)	$16,161.49
2810264	5	0.58	$16,162.01	($0.52)	$16,161.49
2810265	5	0.58	$16,162.01	($0.52)	$16,161.49
2810266	5	0.58	$16,162.01	($0.52)	$16,161.49
2810267	5	0.58	$16,162.01	($0.52)	$16,161.49
2810268	5	0.58	$16,162.01	($0.52)	$16,161.49
2810269	5	0.58	$16,162.01	($0.52)	$16,161.49
2810270	5	0.58	$16,162.01	($0.52)	$16,161.49
2810271	5	0.58	$16,162.01	($0.52)	$16,161.49
2810272	5	0.58	$16,162.01	($0.52)	$16,161.49
2810273	5	0.58	$16,162.01	($0.52)	$16,161.49
2810274	5	0.58	$16,162.01	($0.52)	$16,161.49
2810275	5	0.58	$16,162.01	($0.52)	$16,161.49
2810276	5	0.58	$16,162.01	($0.52)	$16,161.49
2810277	5	0.58	$16,162.01	($0.52)	$16,161.49
2810278	5	0.58	$16,162.01	($0.52)	$16,161.49
2810279	5	0.58	$16,162.01	($0.52)	$16,161.49
2810280	5	0.58	$16,162.01	($0.52)	$16,161.49
2810281	5	0.58	$16,162.01	($0.52)	$16,161.49
2810282	5	0.58	$16,162.01	($0.52)	$16,161.49
2810284	3	0.83	$23,128.39	($0.74)	$23,127.65
2810285	3	0.83	$23,128.39	($0.74)	$23,127.65
2810286	3	0.83	$23,128.39	($0.74)	$23,127.65
2810287	3	0.83	$23,128.39	($0.74)	$23,127.65
2810288	3	0.83	$23,128.39	($0.74)	$23,127.65
2810289	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	4	0.72	$20,063.18	($0.65)	$20,062.54
2810293	4	0.72	$20,063.18	($0.65)	$20,062.54
2810294	4	0.72	$20,063.18	($0.65)	$20,062.54
2810295	4	0.72	$20,063.18	($0.65)	$20,062.54
2810296	4	0.72	$20,063.18	($0.65)	$20,062.54
2810298	5	0.58	$16,162.01	($0.52)	$16,161.49
2810299	5	0.58	$16,162.01	($0.52)	$16,161.49
2810301	Open Space	0.00	$0.00	$0.00	$0.00
2810302	Open Space	0.00	$0.00	$0.00	$0.00
2810303	Open Space	0.00	$0.00	$0.00	$0.00
2810304	Open Space	0.00	$0.00	$0.00	$0.00
2810305	Open Space	0.00	$0.00	$0.00	$0.00
2810306	Open Space	0.00	$0.00	$0.00	$0.00

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
Total		**104.90**	**$2,923,094.04**	**($94.04)**	**$2,923,000.00**

APPENDIX J
PHASE #4 ASSESSMENT ROLL

Appendix J
Phase #4 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**5.94**
Outstanding Assessment	**$164,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2021	$1,000	$12,709	$1,000	$0	$14,709
2022	$1,000	$12,633	$1,525	$0	$15,158
2023	$1,000	$12,557	$1,551	$0	$15,108
2024	$1,000	$12,480	$1,578	$0	$15,058
2025	$8,000	$4,806	$1,578	$0	$14,384
2026	$5,000	$7,800	$1,599	$820	$15,219
2027	$2,000	$7,550	$1,622	$780	$11,952
2028	$2,000	$7,450	$1,645	$755	$11,850
2029	$3,000	$7,350	$1,668	$745	$12,763
2030	$3,000	$7,200	$1,692	$735	$12,627
2031	$3,000	$7,050	$1,716	$720	$12,486
2032	$3,000	$6,900	$1,740	$705	$12,345
2033	$3,000	$6,750	$1,765	$690	$12,205
2034	$3,000	$6,600	$1,790	$675	$12,065
2035	$3,000	$6,450	$1,815	$660	$11,925
2036	$4,000	$6,300	$1,840	$645	$12,785
2037	$3,000	$6,100	$1,867	$630	$11,597
2038	$3,000	$5,950	$1,893	$610	$11,453
2039	$3,000	$5,800	$1,920	$595	$11,315
2040	$3,000	$5,650	$1,947	$580	$11,177
2041	$4,000	$5,500	$1,974	$565	$12,039
2042	$16,000	$5,300	$2,002	$550	$23,852
2043	$16,000	$4,500	$2,031	$530	$23,061
2044	$17,000	$3,700	$2,059	$450	$23,209
2045	$18,000	$2,850	$2,088	$370	$23,308
2046	$19,000	$1,950	$2,118	$285	$23,353
2047	$20,000	$1,000	$2,148	$195	$23,343
Total	**$167,000**	**$168,176**	**$47,171**	**$13,290**	**$395,637**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]The principal and interest amounts represent the debt service requirements of the Phase #4 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #4 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2818822	4	0.72	$19,878.79	$0.00	$19,878.79
2818823	6	0.48	$13,252.53	$0.00	$13,252.53
2818824	5	0.58	$16,013.47	$0.00	$16,013.47
2818825	3	0.83	$22,915.82	$0.00	$22,915.82
2818826	4	0.72	$19,878.79	$0.00	$19,878.79
2818827	4	0.72	$19,878.79	$0.00	$19,878.79
2818828	6	0.48	$13,252.53	$0.00	$13,252.53
2818829	5	0.58	$16,013.47	$0.00	$16,013.47
2818830	3	0.83	$22,915.82	$0.00	$22,915.82
2818831	Open Space	0.00	$0.00	$0.00	$0.00
Total		**5.94**	**$164,000.00**	**$0.00**	**$164,000.00**

APPENDIX K
PHASE #5 ASSESSMENT ROLL

Appendix K
Phase #5 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**104.90**
Outstanding Assessment	**$2,923,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2022	$1,000	$191,764	$20,000	$0	$212,764
2023	$1,000	$185,606	$20,340	$0	$206,946
2024	$1,000	$185,251	$20,686	$0	$206,937
2025	$104,000	$70,187	$20,686	$0	$194,873
2026	$60,000	$114,550	$21,000	$11,975	$207,525
2027	$63,000	$111,550	$21,522	$11,455	$207,527
2028	$39,000	$108,400	$21,952	$11,155	$180,507
2029	$41,000	$106,450	$22,391	$10,840	$180,681
2030	$43,000	$104,400	$22,839	$10,645	$180,884
2031	$45,000	$102,250	$23,296	$10,440	$180,986
2032	$47,000	$100,000	$23,762	$10,225	$180,987
2033	$49,000	$97,650	$24,237	$10,000	$180,887
2034	$52,000	$95,200	$24,722	$9,765	$181,687
2035	$54,000	$92,600	$25,216	$9,520	$181,336
2036	$57,000	$89,900	$25,721	$9,260	$181,881
2037	$61,000	$87,050	$26,235	$8,990	$183,275
2038	$63,000	$84,000	$26,760	$8,705	$182,465
2039	$66,000	$80,850	$27,295	$8,400	$182,545
2040	$69,000	$77,550	$27,841	$8,085	$182,476
2041	$73,000	$74,100	$28,398	$7,755	$183,253
2042	$77,000	$70,450	$28,966	$7,410	$183,826
2043	$195,000	$66,600	$29,545	$7,045	$298,190
2044	$206,000	$56,850	$30,136	$6,660	$299,646
2045	$216,000	$46,550	$30,739	$5,685	$298,974
2046	$227,000	$35,750	$31,353	$4,655	$298,758
2047	$239,000	$24,400	$31,981	$3,575	$298,956
2048	$249,000	$12,450	$32,620	$2,440	$296,510
Total	**$2,397,000**	**$2,280,594**	**$670,239**	**$194,685**	**$5,542,518**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phase #5 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix H
The Lakes at Mustang Ranch Public Improvement District
Phase #5 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2842728	3	0.83	$28,525.55	($5.47)	$28,520.09
2842732	3	0.83	$28,525.55	($5.47)	$28,520.09
2842733	3	0.83	$28,525.55	($5.47)	$28,520.09
2842734	3	0.83	$28,525.55	($5.47)	$28,520.09
2842735	3	0.83	$28,525.55	($5.47)	$28,520.09
2842736	3	0.83	$28,525.55	($5.47)	$28,520.09
2842737	3	0.83	$28,525.55	($5.47)	$28,520.09
2842738	3	0.83	$28,525.55	($5.47)	$28,520.09
2842739	3	0.83	$28,525.55	($5.47)	$28,520.09
2842740	3	0.83	$28,525.55	($5.47)	$28,520.09
2842741	Open Space	0.00	$0.00	$0.00	$0.00
2842743	3	0.83	$28,525.55	($5.47)	$28,520.09
2842744	3	0.83	$28,525.55	($5.47)	$28,520.09
2842745	3	0.83	$28,525.55	($5.47)	$28,520.09
2842746	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842747	3	0.83	$28,525.55	($5.47)	$28,520.09
2842748	3	0.83	$28,525.55	($5.47)	$28,520.09
2842749	3	0.83	$28,525.55	($5.47)	$28,520.09
2842750	3	0.83	$28,525.55	($5.47)	$28,520.09
2842751	3	0.83	$28,525.55	($5.47)	$28,520.09
2842752	3	0.83	$28,525.55	($5.47)	$28,520.09
2842753	3	0.83	$28,525.55	($5.47)	$28,520.09
2842754	3	0.83	$28,525.55	($5.47)	$28,520.09
2842755	3	0.83	$28,525.55	($5.47)	$28,520.09
2842756	3	0.83	$28,525.55	($5.47)	$28,520.09
2842757	3	0.83	$28,525.55	($5.47)	$28,520.09
2842758	3	0.83	$28,525.55	($5.47)	$28,520.09
2842759	3	0.83	$28,525.55	($5.47)	$28,520.09
2842760	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842761	3	0.83	$28,525.55	($5.47)	$28,520.09
2842762	3	0.83	$28,525.55	($5.47)	$28,520.09
2842763	3	0.83	$28,525.55	($5.47)	$28,520.09
2842764	3	0.42	$14,262.78	($2.73)	$14,260.04
2896067	3	0.42	$14,262.78	($2.73)	$14,260.04
2842765	3	0.83	$28,525.55	($5.47)	$28,520.09
2842766	3	0.83	$28,525.55	($5.47)	$28,520.09
2842767	3	0.83	$28,525.55	($5.47)	$28,520.09
2842768	3	0.83	$28,525.55	($5.47)	$28,520.09
2842769	3	0.83	$28,525.55	($5.47)	$28,520.09
2842770	3	0.83	$28,525.55	($5.47)	$28,520.09
2842771	3	0.83	$28,525.55	($5.47)	$28,520.09
2842772	3	0.83	$28,525.55	($5.47)	$28,520.09
2842773	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842774	3	0.83	$28,525.55	($5.47)	$28,520.09
2842775	3	0.83	$28,525.55	($5.47)	$28,520.09
2842776	3	0.83	$28,525.55	($5.47)	$28,520.09
2842777	3	0.83	$28,525.55	($5.47)	$28,520.09
2842778	Open Space	0.00	$0.00	$0.00	$0.00
2842779	Open Space	0.00	$0.00	$0.00	$0.00
2842780	3	0.83	$28,525.55	($5.47)	$28,520.09
2842781	3	0.83	$28,525.55	($5.47)	$28,520.09

Appendix H
The Lakes at Mustang Ranch Public Improvement District
Phase #5 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2842782	3	0.83	$28,525.55	($5.47)	$28,520.09
2842783	3	0.83	$28,525.55	($5.47)	$28,520.09
2842784	3	0.83	$28,525.55	($5.47)	$28,520.09
2842785	3	0.83	$28,525.55	($5.47)	$28,520.09
2842786	3	0.83	$28,525.55	($5.47)	$28,520.09
2842787	3	0.83	$28,525.55	($5.47)	$28,520.09
2842788	3	0.83	$28,525.55	($5.47)	$28,520.09
2842789	3	0.83	$28,525.55	($5.47)	$28,520.09
2842790	3	0.83	$28,525.55	($5.47)	$28,520.09
2842791	3	0.83	$28,525.55	($5.47)	$28,520.09
2842792	3	0.83	$28,525.55	($5.47)	$28,520.09
2842793	7	0.65	$22,339.29	($4.28)	$22,335.01
2842794	7	0.65	$22,339.29	($4.28)	$22,335.01
2842795	7	0.65	$22,339.29	($4.28)	$22,335.01
2842796	7	0.65	$22,339.29	($4.28)	$22,335.01
2842797	7	0.65	$22,339.29	($4.28)	$22,335.01
2842798	7	0.65	$22,339.29	($4.28)	$22,335.01
2842799	7	0.65	$22,339.29	($4.28)	$22,335.01
2842800	7	0.65	$22,339.29	($4.28)	$22,335.01
2842801	7	0.65	$22,339.29	($4.28)	$22,335.01
2842802	7	0.65	$22,339.29	($4.28)	$22,335.01
2842803	7	0.65	$22,339.29	($4.28)	$22,335.01
2842804	7	0.65	$22,339.29	($4.28)	$22,335.01
2842805	7	0.65	$22,339.29	($4.28)	$22,335.01
2842806	7	0.65	$22,339.29	($4.28)	$22,335.01
2842807	7	0.65	$22,339.29	($4.28)	$22,335.01
2842808	7	0.65	$22,339.29	($4.28)	$22,335.01
2842809	7	0.65	$22,339.29	($4.28)	$22,335.01
2842810	7	0.65	$22,339.29	($4.28)	$22,335.01
2842811	7	0.65	$22,339.29	($4.28)	$22,335.01
2842812	7	0.65	$22,339.29	($4.28)	$22,335.01
2842813	7	0.65	$22,339.29	($4.28)	$22,335.01
2842814	7	0.65	$22,339.29	($4.28)	$22,335.01
2842815	7	0.65	$22,339.29	($4.28)	$22,335.01
2842816	7	0.65	$22,339.29	($4.28)	$22,335.01
2842817	7	0.65	$22,339.29	($4.28)	$22,335.01
2842818	7	0.65	$22,339.29	($4.28)	$22,335.01
2842819	7	0.65	$22,339.29	($4.28)	$22,335.01
2842820	7	0.65	$22,339.29	($4.28)	$22,335.01
2842821	Open Space	0.00	$0.00	$0.00	$0.00
2842822	Open Space	0.00	$0.00	$0.00	$0.00
2842823	Open Space	0.00	$0.00	$0.00	$0.00
2842824	Open Space	0.00	$0.00	$0.00	$0.00
2842825	7	0.65	$22,339.29	($4.28)	$22,335.01
2842826	7	0.65	$22,339.29	($4.28)	$22,335.01
2842827	7	0.65	$22,339.29	($4.28)	$22,335.01
2842828	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842829	Open Space	0.00	$0.00	$0.00	$0.00
2842830	7	0.65	$22,339.29	($4.28)	$22,335.01
2842831	7	0.65	$22,339.29	($4.28)	$22,335.01
2842832	7	0.65	$22,339.29	($4.28)	$22,335.01

Appendix H
The Lakes at Mustang Ranch Public Improvement District
Phase #5 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2842833	7	0.65	$22,339.29	($4.28)	$22,335.01
2842834	7	0.65	$22,339.29	($4.28)	$22,335.01
2842835	7	0.65	$22,339.29	($4.28)	$22,335.01
2842836	Open Space	0.00	$0.00	$0.00	$0.00
2842837	Open Space	0.00	$0.00	$0.00	$0.00
2842838	Open Space	0.00	$0.00	$0.00	$0.00
2842839	Open Space	0.00	$0.00	$0.00	$0.00
Total		69.70	$2,395,459.08	($459.08)	$2,395,000.00

APPENDIX L
PHASE #6 ASSESSMENT ROLL

Appendix L
Phase #6 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**71.33**
Outstanding Assessment	**$5,057,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2023	$1,000	$517,356	$37,000	$0	$555,356
2024	$1,000	$447,493	$40,800	$0	$489,293
2025	$217,000	$148,198	$40,800	$0	$405,998
2026	$123,000	$242,000	$41,616	$25,285	$431,901
2027	$129,000	$235,850	$42,448	$24,200	$431,498
2028	$135,000	$229,400	$43,297	$23,585	$431,282
2029	$75,000	$222,650	$44,163	$22,940	$364,753
2030	$77,000	$218,900	$45,047	$22,265	$363,212
2031	$81,000	$215,050	$45,947	$21,890	$363,887
2032	$83,000	$211,000	$46,866	$21,505	$362,371
2033	$87,000	$206,850	$47,804	$21,100	$362,754
2034	$91,000	$202,500	$48,760	$20,685	$362,945
2035	$95,000	$197,950	$49,735	$20,250	$362,935
2036	$98,000	$193,200	$50,730	$19,795	$361,725
2037	$103,000	$188,300	$51,744	$19,320	$362,364
2038	$107,000	$183,150	$52,779	$18,830	$361,759
2039	$112,000	$177,800	$53,835	$18,315	$361,950
2040	$117,000	$172,200	$54,912	$17,780	$361,892
2041	$117,000	$166,350	$56,010	$17,220	$356,580
2042	$206,000	$160,500	$57,130	$16,635	$440,265
2043	$216,000	$150,200	$58,273	$16,050	$440,523
2044	$225,000	$139,400	$59,438	$15,020	$438,858
2045	$236,000	$128,150	$60,627	$13,940	$438,717
2046	$247,000	$116,350	$61,839	$12,815	$438,004
2047	$259,000	$104,000	$63,076	$11,635	$437,711
2048	$270,000	$91,050	$64,338	$10,400	$435,788
2049	$283,000	$77,550	$65,624	$9,105	$435,279
2050	$295,000	$63,400	$66,937	$7,755	$433,092
2051	$310,000	$48,650	$68,276	$6,340	$433,266
2052	$325,000	$33,150	$69,641	$4,865	$432,656
2053	$338,000	$16,900	$71,034	$3,315	$429,249
Total	**$5,058,000**	**$4,988,141**	**$1,623,526**	**$462,840**	**$12,132,507**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phase #6 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix I
The Lakes at Mustang Ranch Public Improvement District
Phase #6 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868794	8	0.24	$17,017.86	($2.86)	$17,015.00
2868795	8	0.24	$17,017.86	($2.86)	$17,015.00
2868796	8	0.24	$17,017.86	($2.86)	$17,015.00
2868797	8	0.24	$17,017.86	($2.86)	$17,015.00
2868798	8	0.24	$17,017.86	($2.86)	$17,015.00
2868799	8	0.24	$17,017.86	($2.86)	$17,015.00
2868800	8	0.24	$17,017.86	($2.86)	$17,015.00
2868801	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868802	8	0.24	$17,017.86	($2.86)	$17,015.00
2868803	8	0.24	$17,017.86	($2.86)	$17,015.00
2868804	8	0.24	$17,017.86	($2.86)	$17,015.00
2868805	8	0.24	$17,017.86	($2.86)	$17,015.00
2868806	8	0.24	$17,017.86	($2.86)	$17,015.00
2868807	8	0.24	$17,017.86	($2.86)	$17,015.00
2868808	8	0.24	$17,017.86	($2.86)	$17,015.00
2868809	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868810	8	0.24	$17,017.86	($2.86)	$17,015.00
2868811	8	0.24	$17,017.86	($2.86)	$17,015.00
2868812	8	0.24	$17,017.86	($2.86)	$17,015.00
2868813	8	0.24	$17,017.86	($2.86)	$17,015.00
2868814	8	0.24	$17,017.86	($2.86)	$17,015.00
2868815	Open Space	0	$0.00	$0.00	$0.00
2868816	8	0.24	$17,017.86	($2.86)	$17,015.00
2868817	8	0.24	$17,017.86	($2.86)	$17,015.00
2868818	8	0.24	$17,017.86	($2.86)	$17,015.00
2868819	8	0.24	$17,017.86	($2.86)	$17,015.00
2868820	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868821	8	0.24	$17,017.86	($2.86)	$17,015.00
2868822	8	0.24	$17,017.86	($2.86)	$17,015.00
2868823	8	0.24	$17,017.86	($2.86)	$17,015.00
2868824	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868825	8	0.24	$17,017.86	($2.86)	$17,015.00
2868826	8	0.24	$17,017.86	($2.86)	$17,015.00
2868827	Open Space	0	$0.00	$0.00	$0.00
2868828	8	0.24	$17,017.86	($2.86)	$17,015.00
2868829	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868830	8	0.24	$17,017.86	($2.86)	$17,015.00
2868831	8	0.24	$17,017.86	($2.86)	$17,015.00
2868832	8	0.24	$17,017.86	($2.86)	$17,015.00
2868833	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868834	8	0.24	$17,017.86	($2.86)	$17,015.00
2868835	8	0.24	$17,017.86	($2.86)	$17,015.00
2868836	8	0.24	$17,017.86	($2.86)	$17,015.00
2868837	8	0.24	$17,017.86	($2.86)	$17,015.00
2868838	8	0.24	$17,017.86	($2.86)	$17,015.00
2868839	8	0.24	$17,017.86	($2.86)	$17,015.00
2868840	8	0.24	$17,017.86	($2.86)	$17,015.00
2868841	8	0.24	$17,017.86	($2.86)	$17,015.00
2868842	8	0.24	$17,017.86	($2.86)	$17,015.00
2868843	8	0.24	$17,017.86	($2.86)	$17,015.00
2868844	8	0.24	$17,017.86	($2.86)	$17,015.00

Appendix I
The Lakes at Mustang Ranch Public Improvement District
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Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868845	8	0.24	$17,017.86	($2.86)	$17,015.00
2868846	8	0.24	$17,017.86	($2.86)	$17,015.00
2868847	8	0.24	$17,017.86	($2.86)	$17,015.00
2868848	8	0.24	$17,017.86	($2.86)	$17,015.00
2868849	6	0.29	$20,563.25	($3.46)	$20,559.79
2868850	Open Space	0	$0.00	$0.00	$0.00
2868851	6	0.29	$20,563.25	($3.46)	$20,559.79
2868852	6	0.29	$20,563.25	($3.46)	$20,559.79
2868853	6	0.29	$20,563.25	($3.46)	$20,559.79
2868854	6	0.29	$20,563.25	($3.46)	$20,559.79
2868855	6	0.29	$20,563.25	($3.46)	$20,559.79
2868856	6	0.29	$20,563.25	($3.46)	$20,559.79
2868857	6	0.29	$20,563.25	($3.46)	$20,559.79
2868858	6	0.29	$20,563.25	($3.46)	$20,559.79
2868859	6	0.29	$20,563.25	($3.46)	$20,559.79
2868860	6	0.29	$20,563.25	($3.46)	$20,559.79
2868861	6	0.29	$20,563.25	($3.46)	$20,559.79
2868862	6	0.29	$20,563.25	($3.46)	$20,559.79
2868863	6	0.29	$20,563.25	($3.46)	$20,559.79
2868864	6	0.29	$20,563.25	($3.46)	$20,559.79
2868865	8	0.24	$17,017.86	($2.86)	$17,015.00
2868866	8	0.24	$17,017.86	($2.86)	$17,015.00
2868867	8	0.24	$17,017.86	($2.86)	$17,015.00
2868868	8	0.24	$17,017.86	($2.86)	$17,015.00
2868869	8	0.24	$17,017.86	($2.86)	$17,015.00
2868870	8	0.24	$17,017.86	($2.86)	$17,015.00
2868871	8	0.24	$17,017.86	($2.86)	$17,015.00
2868872	8	0.24	$17,017.86	($2.86)	$17,015.00
2868873	8	0.24	$17,017.86	($2.86)	$17,015.00
2868874	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868875	8	0.24	$17,017.86	($2.86)	$17,015.00
2868876	8	0.24	$17,017.86	($2.86)	$17,015.00
2868877	8	0.24	$17,017.86	($2.86)	$17,015.00
2868878	6	0.29	$20,563.25	($3.46)	$20,559.79
2868879	6	0.29	$20,563.25	($3.46)	$20,559.79
2868880	6	0.29	$20,563.25	($3.46)	$20,559.79
2868882	6	0.29	$20,563.25	($3.46)	$20,559.79
2868883	6	0.29	$20,563.25	($3.46)	$20,559.79
2868884	6	0.29	$20,563.25	($3.46)	$20,559.79
2868885	6	0.29	$20,563.25	($3.46)	$20,559.79
2868886	6	0.29	$20,563.25	($3.46)	$20,559.79
2868887	6	0.29	$20,563.25	($3.46)	$20,559.79
2868888	6	0.29	$20,563.25	($3.46)	$20,559.79
2868889	6	0.29	$20,563.25	($3.46)	$20,559.79
2868890	6	0.29	$20,563.25	($3.46)	$20,559.79
2868891	5	0.34	$24,108.64	($4.06)	$24,104.58
2868892	5	0.34	$24,108.64	($4.06)	$24,104.58
2868893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868894	5	0.34	$24,108.64	($4.06)	$24,104.58
2868895	5	0.34	$24,108.64	($4.06)	$24,104.58
2868896	5	0.34	$24,108.64	($4.06)	$24,104.58

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Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868897	6	0.29	$20,563.25	($3.46)	$20,559.79
2868898	6	0.29	$20,563.25	($3.46)	$20,559.79
2868899	6	0.29	$20,563.25	($3.46)	$20,559.79
2868900	6	0.29	$20,563.25	($3.46)	$20,559.79
2868901	6	0.29	$20,563.25	($3.46)	$20,559.79
2868902	6	0.29	$20,563.25	($3.46)	$20,559.79
2868903	6	0.29	$20,563.25	($3.46)	$20,559.79
2868904	6	0.29	$20,563.25	($3.46)	$20,559.79
2868905	6	0.29	$20,563.25	($3.46)	$20,559.79
2868906	6	0.29	$20,563.25	($3.46)	$20,559.79
2868907	6	0.29	$20,563.25	($3.46)	$20,559.79
2868908	6	0.29	$20,563.25	($3.46)	$20,559.79
2868909	6	0.29	$20,563.25	($3.46)	$20,559.79
2868910	6	0.29	$20,563.25	($3.46)	$20,559.79
2868911	6	0.29	$20,563.25	($3.46)	$20,559.79
2868912	6	0.29	$20,563.25	($3.46)	$20,559.79
2868913	6	0.29	$20,563.25	($3.46)	$20,559.79
2868914	6	0.29	$20,563.25	($3.46)	$20,559.79
2868915	6	0.29	$20,563.25	($3.46)	$20,559.79
2868916	6	0.29	$20,563.25	($3.46)	$20,559.79
2868917	6	0.29	$20,563.25	($3.46)	$20,559.79
2868918	6	0.29	$20,563.25	($3.46)	$20,559.79
2868919	6	0.29	$20,563.25	($3.46)	$20,559.79
2868920	6	0.29	$20,563.25	($3.46)	$20,559.79
2868921	6	0.29	$20,563.25	($3.46)	$20,559.79
2868922	6	0.29	$20,563.25	($3.46)	$20,559.79
2868923	Open Space	0	$0.00	$0.00	$0.00
2868924	6	0.29	$20,563.25	($3.46)	$20,559.79
2868925	6	0.29	$20,563.25	($3.46)	$20,559.79
2868926	6	0.29	$20,563.25	($3.46)	$20,559.79
2868927	6	0.29	$20,563.25	($3.46)	$20,559.79
2868928	6	0.29	$20,563.25	($3.46)	$20,559.79
2868929	6	0.29	$20,563.25	($3.46)	$20,559.79
2868930	6	0.29	$20,563.25	($3.46)	$20,559.79
2868931	6	0.29	$20,563.25	($3.46)	$20,559.79
2868932	5	0.34	$24,108.64	($4.06)	$24,104.58
2868933	Open Space	0	$0.00	$0.00	$0.00
2868934	Open Space	0	$0.00	$0.00	$0.00
2868935	5	0.34	$24,108.64	($4.06)	$24,104.58
2868936	5	0.34	$24,108.64	($4.06)	$24,104.58
2868937	5	0.34	$24,108.64	($4.06)	$24,104.58
2868938	5	0.34	$24,108.64	($4.06)	$24,104.58
2868939	5	0.34	$24,108.64	($4.06)	$24,104.58
2868940	5	0.34	$24,108.64	($4.06)	$24,104.58
2868941	5	0.34	$24,108.64	($4.06)	$24,104.58
2868942	5	0.34	$24,108.64	($4.06)	$24,104.58
2868943	5	0.34	$24,108.64	($4.06)	$24,104.58
2868944	5	0.34	$24,108.64	($4.06)	$24,104.58
2868945	5	0.34	$24,108.64	($4.06)	$24,104.58
2868946	5	0.34	$24,108.64	($4.06)	$24,104.58
2868947	5	0.34	$24,108.64	($4.06)	$24,104.58

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Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868948	5	0.34	$24,108.64	($4.06)	$24,104.58
2868949	Open Space	0	$0.00	$0.00	$0.00
2868950	5	0.34	$24,108.64	($4.06)	$24,104.58
2868951	5	0.34	$24,108.64	($4.06)	$24,104.58
2868952	5	0.34	$24,108.64	($4.06)	$24,104.58
2868953	5	0.34	$24,108.64	($4.06)	$24,104.58
2868954	5	0.34	$24,108.64	($4.06)	$24,104.58
2868955	5	0.34	$24,108.64	($4.06)	$24,104.58
2868956	5	0.34	$24,108.64	($4.06)	$24,104.58
2868957	5	0.34	$24,108.64	($4.06)	$24,104.58
2868958	5	0.34	$24,108.64	($4.06)	$24,104.58
2868959	5	0.34	$24,108.64	($4.06)	$24,104.58
2868960	5	0.34	$24,108.64	($4.06)	$24,104.58
2868961	5	0.34	$24,108.64	($4.06)	$24,104.58
2868962	5	0.34	$24,108.64	($4.06)	$24,104.58
2868963	5	0.34	$24,108.64	($4.06)	$24,104.58
2868964	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868965	4	0.43	$30,490.34	($5.13)	$30,485.21
2868966	4	0.43	$30,490.34	($5.13)	$30,485.21
2868967	4	0.43	$30,490.34	($5.13)	$30,485.21
2868968	4	0.43	$30,490.34	($5.13)	$30,485.21
2868969	4	0.43	$30,490.34	($5.13)	$30,485.21
2868970	4	0.43	$30,490.34	($5.13)	$30,485.21
2868971	4	0.43	$30,490.34	($5.13)	$30,485.21
2868972	4	0.43	$30,490.34	($5.13)	$30,485.21
2868973	4	0.43	$30,490.34	($5.13)	$30,485.21
2868974	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868975	4	0.43	$30,490.34	($5.13)	$30,485.21
2868976	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868977	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868978	4	0.43	$30,490.34	($5.13)	$30,485.21
2868979	4	0.43	$30,490.34	($5.13)	$30,485.21
2868980	Open Space	0	$0.00	$0.00	$0.00
2868981	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868982	4	0.43	$30,490.34	($5.13)	$30,485.21
2868983	4	0.43	$30,490.34	($5.13)	$30,485.21
2868984	4	0.43	$30,490.34	($5.13)	$30,485.21
2868985	4	0.43	$30,490.34	($5.13)	$30,485.21
2868986	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868987	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868988	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868989	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868990	4	0.43	$30,490.34	($5.13)	$30,485.21
2868991	4	0.43	$30,490.34	($5.13)	$30,485.21
2868992	4	0.43	$30,490.34	($5.13)	$30,485.21
2868993	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868994	4	0.43	$30,490.34	($5.13)	$30,485.21
2868995	4	0.43	$30,490.34	($5.13)	$30,485.21
2868996	4	0.43	$30,490.34	($5.13)	$30,485.21
2868997	Open Space	0	$0.00	$0.00	$0.00
2868998	Open Space	0	$0.00	$0.00	$0.00

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Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868999	4	0.43	$30,490.34	($5.13)	$30,485.21
2869000	4	0.43	$30,490.34	($5.13)	$30,485.21
2869001	4	0.43	$30,490.34	($5.13)	$30,485.21
2869002	4	0.43	$30,490.34	($5.13)	$30,485.21
2869003	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869004	4	0.43	$30,490.34	($5.13)	$30,485.21
2869005	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869006	4	0.43	$30,490.34	($5.13)	$30,485.21
2869007	4	0.43	$30,490.34	($5.13)	$30,485.21
2869008	4	0.43	$30,490.34	($5.13)	$30,485.21
2869009	4	0.43	$30,490.34	($5.13)	$30,485.21
2869010	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869011	4	0.43	$30,490.34	($5.13)	$30,485.21
2869012	4	0.43	$30,490.34	($5.13)	$30,485.21
2869013	4	0.43	$30,490.34	($5.13)	$30,485.21
2869014	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869015	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869016	4	0.43	$30,490.34	($5.13)	$30,485.21
2869017	4	0.43	$30,490.34	($5.13)	$30,485.21
2869018	4	0.43	$30,490.34	($5.13)	$30,485.21
2869019	4	0.43	$30,490.34	($5.13)	$30,485.21
2869020	4	0.43	$30,490.34	($5.13)	$30,485.21
2869021	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869022	4	0.43	$30,490.34	($5.13)	$30,485.21
2869023	4	0.43	$30,490.34	($5.13)	$30,485.21
2869024	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869025	4	0.43	$30,490.34	($5.13)	$30,485.21
2869026	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869027	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869028	5	0.34	$24,108.64	($4.06)	$24,104.58
2869029	5	0.34	$24,108.64	($4.06)	$24,104.58
2869030	5	0.34	$24,108.64	($4.06)	$24,104.58
2869031	5	0.34	$24,108.64	($4.06)	$24,104.58
2869032	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869033	5	0.34	$24,108.64	($4.06)	$24,104.58
2869034	5	0.34	$24,108.64	($4.06)	$24,104.58
2869035	5	0.34	$24,108.64	($4.06)	$24,104.58
2869036	5	0.34	$24,108.64	($4.06)	$24,104.58
2869037	5	0.34	$24,108.64	($4.06)	$24,104.58
2869038	5	0.34	$24,108.64	($4.06)	$24,104.58
2869039	5	0.34	$24,108.64	($4.06)	$24,104.58
2869040	5	0.34	$24,108.64	($4.06)	$24,104.58
2869041	5	0.34	$24,108.64	($4.06)	$24,104.58
2869042	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869043	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869045	5	0.34	$24,108.64	($4.06)	$24,104.58
2869046	5	0.34	$24,108.64	($4.06)	$24,104.58
2869047	5	0.34	$24,108.64	($4.06)	$24,104.58
2869048	5	0.34	$24,108.64	($4.06)	$24,104.58
2869049	5	0.34	$24,108.64	($4.06)	$24,104.58
2869050	5	0.34	$24,108.64	($4.06)	$24,104.58

Appendix I
The Lakes at Mustang Ranch Public Improvement District
Phase #6 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2869051	Open Space	0	$0.00	$0.00	$0.00
2869052	Open Space	0	$0.00	$0.00	$0.00
2869053	5	0.34	$24,108.64	($4.06)	$24,104.58
2869054	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869055	5	0.34	$24,108.64	($4.06)	$24,104.58
2869056	5	0.34	$24,108.64	($4.06)	$24,104.58
2869057	5	0.34	$24,108.64	($4.06)	$24,104.58
2869058	5	0.34	$24,108.64	($4.06)	$24,104.58
2869059	5	0.34	$24,108.64	($4.06)	$24,104.58
2869060	5	0.34	$24,108.64	($4.06)	$24,104.58
2869061	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869062	5	0.34	$24,108.64	($4.06)	$24,104.58
2869063	5	0.34	$24,108.64	($4.06)	$24,104.58
2869064	5	0.34	$24,108.64	($4.06)	$24,104.58
Total		**71.33**	**$5,057,851.29**	**($851.29)**	**$5,057,000.00**

APPENDIX M
PHASE #7 ASSESSMENT ROLL

Appendix M
Phase #7 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**93.08**
Outstanding Assessment	**$7,770,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2024	$1,000	$682,008	$50,000	$0	$35,294,570
2025	$436,000	$227,704	$50,000	$0	$713,704
2026	$171,000	$366,700	$51,000	$36,110	$588,700
2027	$179,000	$358,150	$52,020	$33,930	$589,170
2028	$188,000	$349,200	$53,060	$33,075	$590,260
2029	$197,000	$339,800	$54,122	$32,180	$590,922
2030	$85,000	$329,950	$55,204	$31,240	$470,154
2031	$89,000	$325,700	$56,308	$30,255	$471,008
2032	$92,000	$321,250	$57,434	$29,830	$470,684
2033	$96,000	$316,650	$58,583	$29,385	$471,233
2034	$99,000	$311,850	$59,755	$28,925	$470,605
2035	$104,000	$306,900	$60,950	$28,445	$471,850
2036	$108,000	$301,700	$62,169	$27,950	$471,869
2037	$112,000	$296,300	$63,412	$27,430	$471,712
2038	$116,000	$290,700	$64,680	$26,890	$471,380
2039	$121,000	$284,900	$65,974	$26,330	$471,874
2040	$126,000	$278,850	$67,293	$25,750	$472,143
2041	$132,000	$272,550	$68,639	$25,145	$473,189
2042	$135,000	$265,950	$70,012	$24,515	$470,962
2043	$333,000	$259,200	$71,412	$23,855	$663,612
2044	$349,000	$242,550	$72,841	$23,180	$664,391
2045	$364,000	$225,100	$74,297	$21,515	$663,397
2046	$381,000	$206,900	$75,783	$19,770	$663,683
2047	$398,000	$187,850	$77,299	$17,950	$663,149
2048	$417,000	$167,950	$78,845	$16,045	$663,795
2049	$436,000	$147,100	$80,422	$14,055	$663,522
2050	$456,000	$125,300	$82,030	$11,970	$663,330
2051	$478,000	$102,500	$83,671	$9,790	$664,171
2052	$500,000	$78,600	$85,344	$7,510	$663,944
2053	$524,000	$53,600	$87,051	$5,120	$664,651
Total	**$548,000**	**$27,400**	**$88,792**	**$2,620**	**$664,192**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phases #7 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2885970	3	0.49	$41,506.20	($0.70)	$41,505.51
2885971	3	0.49	$41,506.20	($0.70)	$41,505.51
2885972	2	0.65	$55,059.25	($0.92)	$55,058.32
2885973	2	0.65	$55,059.25	($0.92)	$55,058.32
2885974	2	0.65	$55,059.25	($0.92)	$55,058.32
2885975	2	0.65	$55,059.25	($0.92)	$55,058.32
2885976	2	0.65	$55,059.25	($0.92)	$55,058.32
2885977	2	0.65	$55,059.25	($0.92)	$55,058.32
2885978	2	0.65	$55,059.25	($0.92)	$55,058.32
2885979	2	0.65	$55,059.25	($0.92)	$55,058.32
2885980	2	0.65	$55,059.25	($0.92)	$55,058.32
2885981	2	0.65	$55,059.25	($0.92)	$55,058.32
2885982	2	0.65	$55,059.25	($0.92)	$55,058.32
2885983	2	0.65	$55,059.25	($0.92)	$55,058.32
2885984	2	0.65	$55,059.25	($0.92)	$55,058.32
2885985	2	0.65	$55,059.25	($0.92)	$55,058.32
2885986	2	0.65	$55,059.25	($0.92)	$55,058.32
2885987	2	0.65	$55,059.25	($0.92)	$55,058.32
2885988	2	0.65	$55,059.25	($0.92)	$55,058.32
2885989	2	0.65	$55,059.25	($0.92)	$55,058.32
2885990	2	0.65	$55,059.25	($0.92)	$55,058.32
2885991	2	0.65	$55,059.25	($0.92)	$55,058.32
2885992	2	0.65	$55,059.25	($0.92)	$55,058.32
2885993	2	0.65	$55,059.25	($0.92)	$55,058.32
2885994	2	0.65	$55,059.25	($0.92)	$55,058.32
2885995	2	0.65	$55,059.25	($0.92)	$55,058.32
2885996	2	0.65	$55,059.25	($0.92)	$55,058.32
2885997	2	0.65	$55,059.25	($0.92)	$55,058.32
2885998	2	0.65	$55,059.25	($0.92)	$55,058.32
2885999	0	0.00	$0.00	$0.00	$0.00
2886000	0	0.00	$0.00	$0.00	$0.00
2886001	0	0.00	$0.00	$0.00	$0.00
2886002	4	0.43	$36,423.81	($0.61)	$36,423.20
2886003	4	0.43	$36,423.81	($0.61)	$36,423.20
2886004	4	0.43	$36,423.81	($0.61)	$36,423.20
2886005	4	0.43	$36,423.81	($0.61)	$36,423.20
2886006	4	0.43	$36,423.81	($0.61)	$36,423.20
2886007	4	0.43	$36,423.81	($0.61)	$36,423.20
2886008	4	0.43	$36,423.81	($0.61)	$36,423.20
2886009	4	0.43	$36,423.81	($0.61)	$36,423.20
2886010	4	0.43	$36,423.81	($0.61)	$36,423.20
2886011	4	0.43	$36,423.81	($0.61)	$36,423.20
2886012	4	0.43	$36,423.81	($0.61)	$36,423.20
2886013	4	0.43	$36,423.81	($0.61)	$36,423.20

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886014	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886015	4	0.43	$36,423.81	($0.61)	$36,423.20
2886016	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886017	4	0.43	$36,423.81	($0.61)	$36,423.20
2886018	0	0.00	$0.00	$0.00	$0.00
2886019	3	0.49	$41,506.20	($0.70)	$41,505.51
2886020	0	0.00	$0.00	$0.00	$0.00
2886021	3	0.49	$41,506.20	($0.70)	$41,505.51
2886022	3	0.49	$41,506.20	($0.70)	$41,505.51
2886023	3	0.49	$41,506.20	($0.70)	$41,505.51
2886024	3	0.49	$41,506.20	($0.70)	$41,505.51
2886025	3	0.49	$41,506.20	($0.70)	$41,505.51
2886026	3	0.49	$41,506.20	($0.70)	$41,505.51
2886027	3	0.49	$41,506.20	($0.70)	$41,505.51
2886028	3	0.49	$41,506.20	($0.70)	$41,505.51
2886029	3	0.49	$41,506.20	($0.70)	$41,505.51
2886030	3	0.49	$41,506.20	($0.70)	$41,505.51
2886031	3	0.49	$41,506.20	($0.70)	$41,505.51
2886032	3	0.49	$41,506.20	($0.70)	$41,505.51
2886033	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886034	3	0.49	$41,506.20	($0.70)	$41,505.51
2886035	3	0.49	$41,506.20	($0.70)	$41,505.51
2886036	3	0.49	$41,506.20	($0.70)	$41,505.51
2886037	3	0.49	$41,506.20	($0.70)	$41,505.51
2886038	3	0.49	$41,506.20	($0.70)	$41,505.51
2886039	3	0.49	$41,506.20	($0.70)	$41,505.51
2886040	0	0.00	$0.00	$0.00	$0.00
2886041	7	0.37	$31,341.42	($0.52)	$31,340.89
2886042	7	0.37	$31,341.42	($0.52)	$31,340.89
2886043	7	0.37	$31,341.42	($0.52)	$31,340.89
2886044	7	0.37	$31,341.42	($0.52)	$31,340.89
2886045	7	0.37	$31,341.42	($0.52)	$31,340.89
2886046	7	0.37	$31,341.42	($0.52)	$31,340.89
2886047	7	0.37	$31,341.42	($0.52)	$31,340.89
2886048	7	0.37	$31,341.42	($0.52)	$31,340.89
2886049	7	0.37	$31,341.42	($0.52)	$31,340.89
2886050	7	0.37	$31,341.42	($0.52)	$31,340.89
2886051	7	0.37	$31,341.42	($0.52)	$31,340.89
2886052	7	0.37	$31,341.42	($0.52)	$31,340.89
2886053	7	0.37	$31,341.42	($0.52)	$31,340.89
2886054	7	0.37	$31,341.42	($0.52)	$31,340.89
2886055	7	0.37	$31,341.42	($0.52)	$31,340.89
2886056	7	0.37	$31,341.42	($0.52)	$31,340.89
2886057	7	0.37	$31,341.42	($0.52)	$31,340.89

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886058	0	0.00	$0.00	$0.00	$0.00
2886059	7	0.37	$31,341.42	($0.52)	$31,340.89
2886060	7	0.37	$31,341.42	($0.52)	$31,340.89
2886061	7	0.37	$31,341.42	($0.52)	$31,340.89
2886062	7	0.37	$31,341.42	($0.52)	$31,340.89
2886063	7	0.37	$31,341.42	($0.52)	$31,340.89
2886064	7	0.37	$31,341.42	($0.52)	$31,340.89
2886065	7	0.37	$31,341.42	($0.52)	$31,340.89
2886066	7	0.37	$31,341.42	($0.52)	$31,340.89
2886067	7	0.37	$31,341.42	($0.52)	$31,340.89
2886068	7	0.37	$31,341.42	($0.52)	$31,340.89
2886069	7	0.37	$31,341.42	($0.52)	$31,340.89
2886070	7	0.37	$31,341.42	($0.52)	$31,340.89
2886071	7	0.37	$31,341.42	($0.52)	$31,340.89
2886072	7	0.37	$31,341.42	($0.52)	$31,340.89
2886073	0	0.00	$0.00	$0.00	$0.00
2886074	4	0.43	$36,423.81	($0.61)	$36,423.20
2886075	4	0.43	$36,423.81	($0.61)	$36,423.20
2886076	4	0.43	$36,423.81	($0.61)	$36,423.20
2886077	4	0.43	$36,423.81	($0.61)	$36,423.20
2886078	4	0.43	$36,423.81	($0.61)	$36,423.20
2886079	4	0.43	$36,423.81	($0.61)	$36,423.20
2886080	4	0.43	$36,423.81	($0.61)	$36,423.20
2886081	4	0.43	$36,423.81	($0.61)	$36,423.20
2886082	4	0.43	$36,423.81	($0.61)	$36,423.20
2886083	4	0.43	$36,423.81	($0.61)	$36,423.20
2886084	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886085	0	0.00	$0.00	$0.00	$0.00
2886086	2	0.65	$55,059.25	($0.92)	$55,058.32
2886088	2	0.65	$55,059.25	($0.92)	$55,058.32
2886089	2	0.65	$55,059.25	($0.92)	$55,058.32
2886090	2	0.65	$55,059.25	($0.92)	$55,058.32
2886091	2	0.65	$55,059.25	($0.92)	$55,058.32
2886092	2	0.65	$55,059.25	($0.92)	$55,058.32
2886093	2	0.65	$55,059.25	($0.92)	$55,058.32
2886094	2	0.65	$55,059.25	($0.92)	$55,058.32
2886095	2	0.65	$55,059.25	($0.92)	$55,058.32
2886096	2	0.65	$55,059.25	($0.92)	$55,058.32
2886097	2	0.65	$55,059.25	($0.92)	$55,058.32
2886098	2	0.65	$55,059.25	($0.92)	$55,058.32
2886099	2	0.65	$55,059.25	($0.92)	$55,058.32
2886100	2	0.65	$55,059.25	($0.92)	$55,058.32
2886101	2	0.65	$55,059.25	($0.92)	$55,058.32
2886102	2	0.65	$55,059.25	($0.92)	$55,058.32

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886103	2	0.65	$55,059.25	($0.92)	$55,058.32
2886104	2	0.65	$55,059.25	($0.92)	$55,058.32
2886105	2	0.65	$55,059.25	($0.92)	$55,058.32
2886106	2	0.65	$55,059.25	($0.92)	$55,058.32
2886107	2	0.65	$55,059.25	($0.92)	$55,058.32
2886108	2	0.65	$55,059.25	($0.92)	$55,058.32
2886109	2	0.65	$55,059.25	($0.92)	$55,058.32
2886110	2	0.65	$55,059.25	($0.92)	$55,058.32
2886111	2	0.65	$55,059.25	($0.92)	$55,058.32
2886112	2	0.65	$55,059.25	($0.92)	$55,058.32
2886113	2	0.65	$55,059.25	($0.92)	$55,058.32
2886114	0	0.00	$0.00	$0.00	$0.00
2886115	0	0.00	$0.00	$0.00	$0.00
2886116	3	0.49	$41,506.20	($0.70)	$41,505.51
2886117	3	0.49	$41,506.20	($0.70)	$41,505.51
2886118	3	0.49	$41,506.20	($0.70)	$41,505.51
2886119	4	0.43	$36,423.81	($0.61)	$36,423.20
2886121	4	0.43	$36,423.81	($0.61)	$36,423.20
2886122	4	0.43	$36,423.81	($0.61)	$36,423.20
2886123	4	0.43	$36,423.81	($0.61)	$36,423.20
2886124	4	0.43	$36,423.81	($0.61)	$36,423.20
2886125	4	0.43	$36,423.81	($0.61)	$36,423.20
2886126	4	0.43	$36,423.81	($0.61)	$36,423.20
2886127	4	0.43	$36,423.81	($0.61)	$36,423.20
2886128	4	0.43	$36,423.81	($0.61)	$36,423.20
2886129	4	0.43	$36,423.81	($0.61)	$36,423.20
2886130	4	0.43	$36,423.81	($0.61)	$36,423.20
2886131	4	0.43	$36,423.81	($0.61)	$36,423.20
2886132	0	0.00	$0.00	$0.00	$0.00
2886133	0	0.00	$0.00	$0.00	$0.00
2886134	0	0.00	$0.00	$0.00	$0.00
2886135	1	1.00	$84,706.53	($1.42)	$84,705.11
2886137	1	1.00	$84,706.53	($1.42)	$84,705.11
2886138	1	1.00	$84,706.53	($1.42)	$84,705.11
2886139	1	1.00	$84,706.53	($1.42)	$84,705.11
2886140	1	1.00	$84,706.53	($1.42)	$84,705.11
2886141	1	1.00	$84,706.53	($1.42)	$84,705.11
2886142	1	1.00	$84,706.53	($1.42)	$84,705.11
2886143	1	1.00	$84,706.53	($1.42)	$84,705.11
2886144	1	1.00	$84,706.53	($1.42)	$84,705.11
2886145	1	1.00	$84,706.53	($1.42)	$84,705.11
2886146	1	1.00	$84,706.53	($1.42)	$84,705.11
2886147	1	1.00	$84,706.53	($1.42)	$84,705.11
2886148	1	1.00	$84,706.53	($1.42)	$84,705.11

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886149	1	1.00	$84,706.53	($1.42)	$84,705.11
2886150	3	0.49	$41,506.20	($0.70)	$41,505.51
2886151	3	0.49	$41,506.20	($0.70)	$41,505.51
2886152	3	0.49	$41,506.20	($0.70)	$41,505.51
2886153	3	0.49	$41,506.20	($0.70)	$41,505.51
2886154	3	0.49	$41,506.20	($0.70)	$41,505.51
2886155	3	0.49	$41,506.20	($0.70)	$41,505.51
2886156	3	0.49	$41,506.20	($0.70)	$41,505.51
2886157	3	0.49	$41,506.20	($0.70)	$41,505.51
2886158	0	0.00	$0.00	$0.00	$0.00
2886159	0	0.00	$0.00	$0.00	$0.00
2886160	0	0.00	$0.00	$0.00	$0.00
2886161	0	0.00	$0.00	$0.00	$0.00
2886162	0	0.00	$0.00	$0.00	$0.00
2886163	0	0.00	$0.00	$0.00	$0.00
Total		**91.73**	**$7,770,130.12**	**($130.12)**	**$7,770,000.00**

APPENDIX N
PHASES #8-9 ASSESSMENT ROLL

Appendix N
Phases #8-9 Assessment Roll

Parcel	**2635984**
Equivalent Units	**104.90**
Assessment	**$10,800,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Capitalized Interest	Total Annual Installment
2025	$0	$664,200	$0	$0	($664,200)	$0
2026	$160,000	$664,200	$52,020	$54,000	$0	$930,220
2027	$168,000	$654,360	$53,060	$53,200	$0	$928,620
2028	$176,000	$644,028	$54,122	$52,360	$0	$926,510
2029	$185,000	$633,204	$55,204	$51,480	$0	$924,888
2030	$194,000	$621,827	$56,308	$50,555	$0	$922,690
2031	$204,000	$609,896	$57,434	$49,585	$0	$920,915
2032	$215,000	$597,350	$58,583	$48,565	$0	$919,497
2033	$226,000	$584,127	$59,755	$47,490	$0	$917,372
2034	$238,000	$570,228	$60,950	$46,360	$0	$915,538
2035	$251,000	$555,591	$62,169	$45,170	$0	$913,930
2036	$264,000	$540,155	$63,412	$43,915	$0	$911,482
2037	$279,000	$523,919	$64,680	$42,595	$0	$910,194
2038	$295,000	$506,760	$65,974	$41,200	$0	$908,934
2039	$311,000	$488,618	$67,293	$39,725	$0	$906,636
2040	$329,000	$469,491	$68,639	$38,170	$0	$905,300
2041	$348,000	$449,258	$70,012	$36,525	$0	$903,795
2042	$368,000	$427,856	$71,412	$34,785	$0	$902,053
2043	$390,000	$405,224	$72,841	$32,945	$0	$901,009
2044	$413,000	$381,239	$74,297	$30,995	$0	$899,531
2045	$437,000	$355,839	$75,783	$28,930	$0	$897,552
2046	$463,000	$328,964	$77,299	$26,745	$0	$896,007
2047	$491,000	$300,489	$78,845	$24,430	$0	$894,764
2048	$521,000	$270,293	$80,422	$21,975	$0	$893,689
2049	$553,000	$238,251	$82,030	$19,370	$0	$892,651
2050	$587,000	$204,242	$83,671	$16,605	$0	$891,517
2051	$623,000	$168,141	$85,344	$13,670	$0	$890,155
2052	$662,000	$129,827	$87,051	$10,555	$0	$889,433
2053	$703,000	$89,114	$88,792	$7,245	$0	$888,151
2054	$746,000	$45,879	$90,568	$3,730	$0	$886,177
Total	**$10,800,000**	**$13,122,563**	**$2,017,972**	**$1,012,875**	**($664,200)**	**$26,289,210**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phases #8-9 Improvement Bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

EXHIBIT 1

CONSOLIDATED SUMMARY OF ASSESSMENTS FOR PHASES #2-7 PROJECTS

Exhibit 1
Consolidated Summary of Assessments for Phases #2-7 Projects

Parcel Assessment	All Parcels $22,569,000

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2025	$1,101,000	$750,738	$156,588	$0	$2,008,326
2026	$518,000	$1,073,400	$159,610	$109,140	$1,860,150
2027	$539,000	$1,047,500	$162,894	$104,010	$1,853,404
2028	$542,000	$1,020,550	$166,142	$101,405	$1,830,097
2029	$498,000	$993,450	$169,456	$98,670	$1,759,576
2030	$401,000	$968,550	$172,836	$95,940	$1,638,326
2031	$418,000	$948,500	$176,282	$93,410	$1,636,192
2032	$433,000	$927,600	$179,797	$91,390	$1,631,787
2033	$455,000	$905,950	$183,385	$89,260	$1,633,595
2034	$476,000	$883,200	$187,042	$87,055	$1,633,297
2035	$498,000	$859,400	$190,771	$84,740	$1,632,911
2036	$516,000	$834,500	$194,577	$82,325	$1,627,402
2037	$542,000	$808,700	$198,457	$79,800	$1,628,957
2038	$564,000	$781,600	$202,415	$77,165	$1,625,180
2039	$591,000	$753,400	$206,453	$74,415	$1,625,268
2040	$621,000	$723,850	$210,571	$71,540	$1,626,961
2041	$836,000	$692,800	$214,770	$68,535	$1,812,105
2042	$968,000	$651,000	$219,054	$65,375	$1,903,429
2043	$1,621,000	$602,600	$223,424	$61,145	$2,508,169
2044	$1,700,000	$521,550	$227,880	$54,740	$2,504,170
2045	$1,169,000	$436,550	$199,543	$299,725	$2,104,818
2046	$1,217,000	$378,100	$203,521	$40,915	$1,839,536
2047	$916,000	$317,250	$174,504	$260,700	$1,668,454
2048	$936,000	$271,450	$175,803	$42,175	$1,425,428
2049	$719,000	$224,650	$146,046	$217,845	$1,307,541
2050	$751,000	$188,700	$148,967	$19,725	$1,108,392
2051	$788,000	$151,150	$151,947	$16,130	$1,107,227
2052	$825,000	$111,750	$154,985	$12,375	$1,104,110
2053	$862,000	$70,500	$158,085	$8,435	$1,099,020
2054	$548,000	$27,400	$88,792	$2,620	$666,812
Total	**$22,569,000**	**$18,926,338**	**$5,404,597**	**$2,510,705**	**$49,410,640**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phases #2-9 Refunding and Improvement Bonds allocable to the Phases #2-7 Projects at the interest rate of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.
Note: Table provided to identify the portion of the Phases #2-9 Refunding and Improvement Bonds related to the acquisition of the Phases #2-7 Projects.

EXHIBIT 2

CONSOLIDATED SUMMARY OF ASSESSMENTS FOR PHASES #2-9 MAJOR IMPROVEMENT AREA INITIAL PROJECTS AND PHASES #2-7 PROJECTS

Exhibit 2
Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area
Initial Projects and Phases #2-7 Projects

Parcel Assessment					**All Parcels $34,084,000**
Year[1]	**Phase Direct Principal[2]**	**Phase Direct Interest[3]**	**Administrative Expenses[4]**	**Additional Interest[5]**	**Total Annual Installment**
2025	$1,814,000	$1,088,191	$186,399	$0	$3,088,590
2026	$1,012,000	$1,613,500	$190,017	$166,715	$2,982,232
2027	$1,065,000	$1,562,900	$193,909	$158,020	$2,979,829
2028	$1,093,000	$1,509,650	$197,778	$152,945	$2,953,373
2029	$1,093,000	$1,455,000	$201,724	$147,580	$2,897,304
2030	$1,007,000	$1,400,350	$205,750	$142,095	$2,755,195
2031	$1,054,000	$1,350,000	$209,854	$136,590	$2,750,444
2032	$1,106,000	$1,297,300	$214,040	$131,540	$2,748,880
2033	$1,155,000	$1,242,000	$218,313	$126,230	$2,741,543
2034	$1,222,000	$1,184,250	$222,669	$120,660	$2,749,579
2035	$1,269,000	$1,123,150	$227,110	$114,845	$2,734,105
2036	$1,323,000	$1,059,700	$231,643	$108,700	$2,723,043
2037	$1,394,000	$993,550	$236,265	$102,320	$2,726,135
2038	$1,458,000	$923,850	$240,979	$95,650	$2,718,479
2039	$1,547,000	$850,950	$245,788	$88,640	$2,732,378
2040	$1,616,000	$773,600	$250,693	$81,295	$2,721,588
2041	$836,000	$692,800	$214,770	$68,535	$1,812,105
2042	$968,000	$651,000	$219,054	$65,375	$1,903,429
2043	$1,621,000	$602,600	$223,424	$61,145	$2,508,169
2044	$1,700,000	$521,550	$227,880	$54,740	$2,504,170
2045	$1,169,000	$436,550	$199,543	$299,725	$2,104,818
2046	$1,217,000	$378,100	$203,521	$40,915	$1,839,536
2047	$916,000	$317,250	$174,504	$260,700	$1,668,454
2048	$936,000	$271,450	$175,803	$42,175	$1,425,428
2049	$719,000	$224,650	$146,046	$217,845	$1,307,541
2050	$751,000	$188,700	$148,967	$19,725	$1,108,392
2051	$788,000	$151,150	$151,947	$16,130	$1,107,227
2052	$825,000	$111,750	$154,985	$12,375	$1,104,110
2053	$862,000	$70,500	$158,085	$8,435	$1,099,020
2054	$548,000	$27,401	$88,792	$2,620	$666,813
Total	**$34,084,000**	**$24,073,392**	**$5,960,252**	**$3,044,265**	**$67,161,909**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal amounts represent the debt service requirements of the Phases #2-9 Refunding and Improvement Bonds.
[3]The interest amounts represent the debt service requirements of the Phases #2-9 Refunding and Improvement Bonds.
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[5]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Karla Stovall
Date:	January 14, 2025
Re:	Edgewood Creek Public Improvement District Improvement Area #2 Levy and Assessment

Action Requested:
The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final Edgewood Creek Public Improvement District Amended Service and Assessment Plan, including the Improvement Area #2 assessment roll; making a finding of special benefit to property within Improvement Area #2 of the Edgewood Creek Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Improvement Area #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

Background Information:
This item is a public hearing to consider the approval of the Service and Assessment Plan (SAP) for the Edgewood Creek Public Improvement District (PID) and the levying of assessments on property within Improvement Area #2 of the PID. The Edgewood Creek PID was created on May 12, 2020. The Preliminary Service and Assessment Plan was approved by City Council on December 10, 2024 and City Council authorized calling a public hearing for the January meeting.

Edgewood Creek PID is located in southwest Celina along FM 1385 and FM 428. There are a total of 847 proposed single family homes in the PID.

Improvement Area #2 is composed of 158 single family homes. The authorized projects are roadway, water, sewer, drainage, and soft costs. The total estimated project costs are $6,285,698. The PID assessment, average annual installment per unit, and overlapping tax rate for

Improvement Area #2 are:

Lot Size	Total Direct Assessment Per Unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per $100 Home Value)	Total Overlapping Tax Rate
50 ft	$26,614	$2,289	$0.40	$2.441237

Approval of this item updates the SAP and levies assessments on properties within Improvement Area #2.

Legal Review:
This item has been reviewed and approved.

Supporting Documents:
1. Edgewood Creek PID Levy Presentation
2. Celina Edgewood Creek PID IA #2 2024 - Assessment Ordinance (FINAL w SAP)

Financial Consideration:
This item levies assessments on properties within the Edgewood Creek Public Improvement District Improvement Area #2 to fund public improvements for roads, water, sewer, drainage, and soft costs.

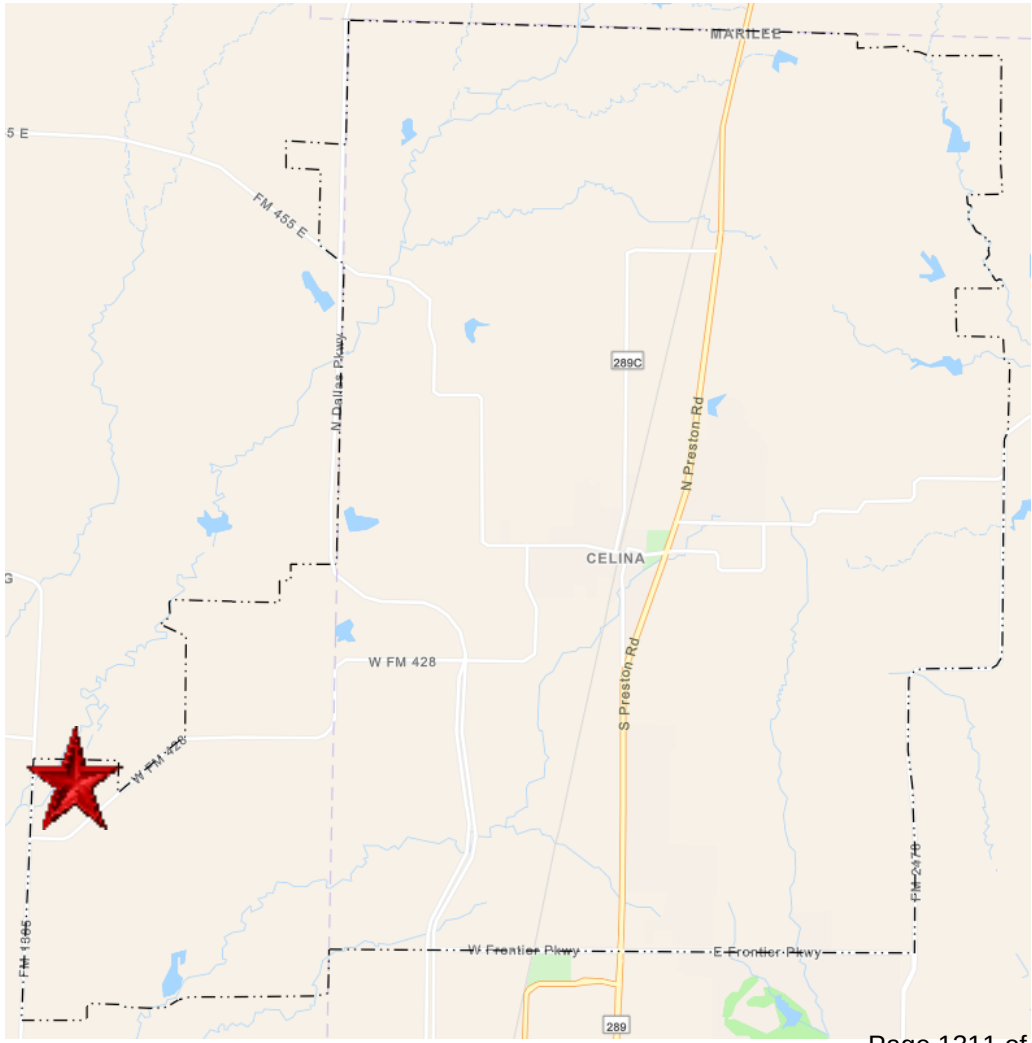
Staff Recommendation:
Staff recommends approval.

EDGEWOOD CREEK PID IMPROVEMENT AREA #2 LEVY

City Council Meeting
January 14, 2025

EDGEWOOD CREEK PID

- Established May 12, 2020
- Located in southwest Celina along FM 1385 and FM 428
- Proposed development: 847 units
  - 50 ft = 847



IMPROVEMENT AREA #2

- Improvement Area #2 includes 158 single family homes
- Authorized Improvements: $6,285,698
  - Roadway
  - Water
  - Sewer
  - Drainage
  - Soft costs

IMPROVEMENT AREA #2 ASSESSMENT

Lot Size	Total Direct Assessment per Unit	Average Annual Installment per Unit
50 ft	$26,614	$2,300

IMPROVEMENT AREA #2 TAX RATE ANALYSIS

Tax Rate Analysis	Tax Rate (Per $100/AV)
Calculated Net Tax Rate Equivalent for PID Assessment	$0.400000
Overlapping Tax Rates (Tax Year 2024)	$2.041237
Estimated Total Tax Rate	$2.441237

TIMELINE

- ~~December 10, 2024 – Consider preliminary SAP and call a public hearing~~
- January 14, 2025 – Public Hearing/ Action Item - Hold public hearing and consider levying assessments for Improvement Area #2, approve Final Service and Assessment Plan (SAP)
- January 14, 2025 – Action Item – Reimbursement Agreement
- January 14, 2025 – Action Item – Landowner Agreement

RECOMMENDATION

- Staff recommends approval.

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING AN UPDATED SERVICE AND ASSESSMENT PLAN, INCLUDING AN IMPROVEMENT AREA #2 ASSESSMENT ROLL FOR THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN IMPROVEMENT AREA #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #2 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Celina, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district consisting of certain property located within the extraterritorial jurisdiction of the City; and

WHEREAS, the petition contained the signature of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signatures of the record owners of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on May 12, 2020, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2020-33R (the "Authorization Resolution") adopted by a majority of the members of the City Council, authorized and created the Edgewood Creek Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements; and

WHEREAS, the City published the Authorization Resolution as required by law; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, on December 10, 2024, the City Council adopted a resolution approving a preliminary updated service and assessment plan, including a proposed assessment roll for Improvement Area #2 of the District; calling for a public hearing to consider an ordinance levying assessments on property within Improvement Area #2 of the District (the "Assessments"); authorizing and directing the City Secretary of the City to file the proposed assessment roll for

Improvement Area #2 of the District (the "Improvement Area #2 Assessment Roll") and make such assessment roll available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Assessments against the property within Improvement Area #2 of the District (the "Levy and Assessment Hearing"); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

WHEREAS, on December 11, 2024, the City Secretary filed the Improvement Area #2 Assessment Roll and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on December 23, 2024, in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located; and

WHEREAS, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Levy and Assessment Hearing to the last known addresses of the owners of the property liable for the Assessments; and

WHEREAS, the City Council opened the Levy and Assessment Hearing on January 14, 2025, and at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Improvement Area #2 Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Improvement Area #2 Assessed Property (as defined in the Service and Assessment Plan) (the "Improvement Area #2 Improvements"), the purposes of the Assessments, the special benefits of the Improvement Area #2 Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council finds and determines that the Improvement Area #2 Assessment Roll and the Edgewood Creek Public Improvement District Service and Assessment Plan, dated January 14, 2025, in a form substantially similar to the attached ***Exhibit A*** (as updated, the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Improvement Area #2 Assessment Roll attached thereto as Appendix G; and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Improvement Area #2 Improvements (as described in the Service and Assessment Plan), the Improvement Area #2 Assessment Roll, or the levy of the Assessments against the Improvement Area #2 Assessed Property; and

WHEREAS, the owners (the "Landowners"), or their representatives, of the majority of the privately-owned and taxable property located within Improvement Area #2 of the District, who are

the persons to be assessed pursuant to this Ordinance, have previously indicated their approval and acceptance of the Service and Assessment Plan, approval of the Improvement Area #2 Assessment Roll, approval of this Ordinance, and approval of the levy of the Assessments against their property located within the District; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act.

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

Section 1. **Terms**.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

(a) The apportionment of the Actual Costs of the Improvement Area #2 Improvements (as reflected in the Service and Assessment Plan), and the Administrative Expenses (as defined in and as described by the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each assessed parcel of Improvement Area #2 Assessed Property will receive from the construction of the Improvement Area #2 Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Improvement Area #2 Improvements, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service and Assessment Plan has been reviewed and updated annually, including the updated Service and Assessment Plan attached hereto as ***Exhibit A***;

(c) The Service and Assessment Plan apportions the Actual Costs of the Improvement Area #2 Improvements to be assessed against the Improvement Area #2 Assessed Property as Assessments and such apportionment is made on the basis of special benefits accruing to the Improvement Area #2 Assessed Property because of the Improvement Area #2 Improvements;

(d) All of the real property in Improvement Area #2 of the District which is being assessed in the amounts shown in the Improvement Area #2 Assessment Roll will be benefited by the Improvement Area #2 Improvements proposed to be constructed as

described in the Service and Assessment Plan, and each assessed parcel of Improvement Area #2 Assessed Property will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the Actual Costs of the Improvement Area #2 Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Improvement Area #2 Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs of the Improvement Area #2 Improvements;

(f) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;

(g) The Improvement Area #2 Assessment Roll should be approved as the assessment roll for the Improvement Area #2 Assessed Property within the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for Improvement Area #2 of the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and 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.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan for the District.

Section 4. Improvement Area #2 Assessment Roll.

The Improvement Area #2 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Improvement Area #2 Assessment Roll of Improvement Area #2 of the District.

Section 5. Levy and Payment of Assessments for Actual Costs of the Improvement Area #2 Improvements.

(a) The City Council hereby levies an assessment on each parcel of Improvement Area #2 Assessed Property (excluding Non-Benefitted Property, as defined in the Service and Assessment Plan), as shown and described in the Service and Assessment Plan and the Improvement Area #2 Assessment Roll, in the respective amounts shown on the Improvement Area #2 Assessment Roll, as a special assessment on the properties set forth in the Improvement Area #2 Assessment Roll.

(b) The levy of the Assessments shall be effective on the date of the adoption of this Ordinance levying the Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Administrative Expenses for the Assessed Property shall be calculated and collected pursuant to the terms of the Service and Assessment Plan.

Section 6. **Method of Assessment**.

The method of apportioning the Actual Costs of the Improvement Area #2 Improvements and Administrative Expenses is set forth in the Service and Assessment Plan.

Section 7. **Penalties and Interest on Delinquent Assessments.**

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 8. **Prepayments of Assessments**.

As provided in Section VI of the Service and Assessment Plan, the owner of any Improvement Area #2 Assessed Property subject to an Assessment may prepay the Assessments levied by this Ordinance.

Section 9. **Lien Priority**.

The City Council and the Landowners intend for the obligations, covenants and burdens on the Landowners of each parcel of Improvement Area #2 Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners,

as the owners of each parcel of Improvement Area #2 Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. **Appointment of Administrator and Collector of Assessments**.

(a) Appointment of Administrator.

MuniCap, Inc., is hereby appointed and designated to initially serve, or until otherwise determined by the City Council, as the Administrator of the Service and Assessment Plan and of the Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Administrative Expense.

(b) Appointment of Collector.

The Tax Assessor/Collector of Denton County is hereby appointed and designated as the collector of the Assessments.

Section 11. **Applicability of Tax Code.**

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of the Assessments by the City.

Section 12. **Filing in Land Records**. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Improvement Area #2 Assessment Roll, to be recorded in the real property records of Denton County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 13. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 14. Effective Date.

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage hereof.

PASSED AND ADOPTED, this the 14th day of January, 2025.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Lauren Vaughns, City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

Notary Public, State of Texas

(SEAL)

EXHIBIT A

Service and Assessment Plan

EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

AMENDED SERVICE AND ASSESSMENT PLAN

January 12, 2021

As Updated for Improvement Area #2 Assessments on January 14, 2025

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

EDGEWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT

AMENDED SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On May 12, 2020 (the "Creation Date") the City Council (the "City Council") of the City of Celina, Texas (the "City") passed and approved Resolution No. 2020-33R approving and authorizing the creation of the Edgewood Creek Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district (the "Authorized Improvements"), all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created.

The property in the PID is proposed to be developed in approximately three phases, and the PID will finance public improvements for each phase as each phase is developed. Assessments will be imposed on all property in the PID for the public improvements that benefit the entire PID and on the property in each phase for the public improvements to be constructed for the benefit of that phase.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Edgewood Creek Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix H. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The

Assessment Rolls for the PID are included as Appendix E, Appendix F, and Appendix G of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. Definitions

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, miscellaneous expenses.

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest Component" means the amount collected by application of the Additional Interest.

"Additional Interest" means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve" has the meaning set forth in Section V.G of this Service and Assessment Plan.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, and Appendix G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Additional Interest Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means, as applicable, the Phases #2-3 Major Improvement Assessment Roll, the Phase #1 Assessment Roll, the Improvement Area #2 Assessment Roll, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, T7exas.

"City Council" means the duly elected governing body of the City.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Development Agreement" means that certain "Development Agreement (Edgewood Creek)" by and between the City and Centurion American Acquisitions, LLC, a Texas limited liability company, and related to the Property effective October 8, 2020, as assigned to the Developer, and as the same may be amended from time to time.

"Developer" means First Texas Homes, Inc., a Texas corporation.

"Future Phases" means Phases that are fully developed after Phase #1 and Improvement Area #2, as such areas are generally depicted in Appendix A. The Future Phases are subject to adjustment and are shown for example only.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowner's association.

"Improvement Area #2" means the second Phase to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

"Improvement Area #2 Assessed Property" means all Parcels within Improvement Area #2 other than Non-Benefited Property and shown in the Improvement Area #2 Assessment Roll against which an Assessment relating to the Improvement Area #2 Improvements is levied.

"Improvement Area #2 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Improvement Area #2 Assessed Property, or the Annual Installments thereof, for the Improvement Area #2 Improvements.

"Improvement Area #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Improvement Area #2 Maximum Assessment Per Unit" means for Improvement Area #2 an Assessment per unit for Improvement Area #2 Improvements not to exceed $26,613.92.

"Improvement Area #2 Improvements" means the Authorized Improvements which only benefit Improvement Area #2 Assessed Property, which are described in Section III.C.

"Improvement Area #2 Reimbursement Agreement" means that certain Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement dated January 14, 2025, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Improvement Area #2 Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Denton County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"Major Improvements" or "MI" mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

"MSUD" means the Mustang Special Utility District.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.E.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Denton County.

"Phase" means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Phased PID Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

"Phase #1" means the initial Phase to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix F.

"Phase #1 Assessed Property" means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Projects is levied.

"Phase #1 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Projects.

"Phase #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix F**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #1 Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phase #1 Project) that are secured primarily by Phase #1 Assessment Revenues.

"Phase #1 Maximum Assessment Per Unit" means for Phase #1 an Assessment per unit for Phase #1 Improvements not to exceed $29,766.63.

"Phase #1 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #1, and (ii) the Phase #1 Improvements.

"Phase #1 Improvements" mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.C.

"Phase #1 Reimbursement Agreement" means that certain Edgewood Creek Public Improvement District Phase #1 Reimbursement Agreement dated January 12, 2021, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Phase #1 Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

"Phased PID Bonds" mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase or in Phases. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Phase(s) in question.

"Phases #2-3" mean the property within the PID excluding Phase #1 which is to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

"Phases #2-3 Assessed Property" means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Phase #1.

"Phases #2-3 Major Improvement Maximum Assessment Per Unit" means for Phases #2-3 Major Improvements an Assessment per unit for Phases #2-3 Major Improvements not to exceed $6,337.00.

"Phases #2-3 Major Improvements" means the pro rata portion of the Major Improvements allocable to Phases #2-3, which are described in Section III.

"Phases #2-3 Major Improvement Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against Phases #2-3 Assessed Property, or the Annual Installments thereof, for the Phases #2-3 Major Improvements.

"Phases #2-3 Major Improvement Assessment Roll" means the document included in this Service and Assessment Plan as Appendix E, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #2-3 Major Improvement Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (Edgewood Creek Public Improvement District Phases #2-3 Major Improvement Project) that are secured primarily by Phases #2-3 Major Improvement Assessment Revenues.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Denton County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

"TIRZ No. 12" means the Tax Increment Reinvestment Zone No. 12, City of Celina, Texas.

"TIRZ Credit" means, for each Parcel, the prorated amount of TIRZ Revenues calculated pursuant to Section VI of this Service and Assessment Plan.

"TIRZ Ordinance" means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the Tax Increment Reinvestment Zone No. 12 Project Plan and Financing Plan (including amendments or supplements thereto).

"TIRZ Revenues" mean, for each year, the amounts paid by the City from the TIRZ No. 12 tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the City, in accordance with Section VI of this Service and Assessment Plan.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 246.54 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 847 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
Single-Family - 50 Ft	847	Units
Total	**847**	**Units**

B. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 63 acres and is projected to consist of 301 single family residential units, to be developed as Phase #1. A map of the property within Phase #1 and depicting the boundaries of each proposed Phase is shown in Appendix A.

Table II-B
Proposed Development – Phase #1

Proposed Development	Quantity	Measurement
Single-Family - 50 Ft	301	Units
Total	**301**	**Units**

C. PROPERTY INCLUDED IN PHASES #2-3

Phases #2-3 consist of approximately 184 acres and are projected to consist of approximately 546 residential units. A map of the property within Phases #2-3 and depicting the boundaries of each proposed Phase is shown in Appendix A.

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Table II-D
Proposed Development – Phases #2-3

Proposed Development	Quantity	Measurement
Single-Family - 50 Ft	546	Units
Total	**546**	**Units**

D. PROPERTY INCLUDED IN IMPROVEMENT AREA #2

Improvement Area #2 consists of approximately 44.251 acres and is projected to consist of 158 single family residential units, to be developed as Improvement Area #2. A map of the property within Improvement Area #2 and depicting the boundaries of the proposed Improvement Area #2 is shown in Appendix A.

Table II-C
Proposed Development – Improvement Area #2

Proposed Development	Quantity	Measurement
Single-Family - 50 Ft	158	Units
Total	**158**	**Units**

E. PROPERTY INCLUDED IN FUTURE PHASES

As Future Phases are developed, Phased PID Bonds may be issued for each new phase. In connection with the issuance of each new Phased PID Bonds, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Phase #1 and Improvement Area #2 in Section II.B and Section II.C. A map of the projected property within each Future Phase is shown in Appendix A. The Future Phases are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix E, Appendix F, and Appendix G.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and III.C. below and shown in the opinion of probable costs and on the diagrams included as Appendix

C for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of lots. Each of Phase #1 and Phases #2-3 will be proportionally allocated the costs of the Major Improvements, as shown on Table III-A below.

The Major Improvements descriptions are presented below as provided by the project engineer. The costs of the Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements follows:

Road Improvements

The road improvement portion of the Major Improvements consists of the construction of entrance road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed according to MSUD and City standards and specifications and will be owned and operated by the MSUD.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed according to MSUD and City standards and specifications and will be owned and operated by the MSUD.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the

Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping and Hardscaping

The landscaping improvement portion of the Major Improvements consists of landscaping and hardscaping.

Other soft and miscellaneous costs

The soft and miscellaneous costs portion of the Major Improvements consists of engineering and surveying, project management fees, contingency, PID set up costs, and other soft and miscellaneous costs.

Table III-A
Estimated Major Improvement Costs

Authorized Improvements	Total Major Improvement Costs	Phase #1 Allocated Amount	Phases #2-3 Allocated Amount
Road Improvements	$610,000	$216,777	$393,223
Water Improvements	$313,025	$111,240	$201,785
Sanitary Sewer Improvements	$303,800	$107,962	$195,838
Storm Drainage Improvements	$500,000	$177,686	$322,314
Landscaping & Hardscaping	$1,111,788	$395,098	$716,690
Other Soft and Miscellaneous Costs	$1,163,232	$413,380	$749,852
Total Authorized Improvements	**$4,001,846**	**$1,422,144**	**$2,579,702**

Note: Costs provided by Barraza Consulting Group, LLC. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Authorized Improvements amount relating to Phase #1, and Phases #2-3 does not change.

C. DESCRIPTIONS OF PHASE #1 IMPROVEMENTS AND COSTS OF PHASE #1 PROJECTS

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Phase #1 Projects include Phase #1's proportionate share of the costs of the Major Improvements and the costs of the Phase #1 Improvements. The costs of the Phase #1 Projects are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Phase #1 Improvements are as follows, and a description of the Major Improvements that are a portion of the Phase #1 Projects can be found in Section III-B above.

Road Improvements

The road improvement portion of the Phase #1 Improvements consists of the construction of road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Phase #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #1 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Phase #1 Assessed Property. The water improvements will be designed and constructed according to MSUD and City standards and will be owned and operated by the MSUD.

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the Phase #1 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #1 Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #1 Assessed Property. The sanitary sewer improvements will be designed and constructed according to MSUD and City standards and specifications and will be owned and operated by the MSUD.

Landscaping and Hardscaping

The landscaping improvement of the Phase #1 Improvements consists of landscaping and hardscaping.

Other soft and miscellaneous costs

The soft and miscellaneous costs portion of the Phase #1 Improvements consists of engineering and surveying, project management fees, contingency, and other soft and miscellaneous costs.

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Table III-B
Estimated Phase #1 Project Costs

Authorized Improvements	Proportional Share of Major Improvements	Phase #1 Improvement Costs	Total
Road Improvements	$216,777	$2,068,568	$2,285,345
Water Improvements	$111,240	$549,505	$660,745
Sanitary Sewer Improvements	$107,962	$799,169	$907,131
Storm Drainage Improvements	$177,686	$779,297	$956,983
Landscaping & Hardscaping	$395,098	$0	$395,098
Other Soft and Miscellaneous Costs	$413,380	$2,334,275	$2,747,655
Total Authorized Improvements	**$1,422,144**	**$6,530,815**	**$7,952,958**

Note: Costs provided by Barraza Consulting Group, LLC. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Phase #1 Projects amount does not change.

D. DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #2 IMPROVEMENTS

The Improvement Area #2 Improvements descriptions are presented below as provided by the project engineer. The costs of the Improvement Area #2 Improvements are shown in Table III-C. The costs shown in Table III-C are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #2 Improvements are as follows.

Road Improvements

The road improvement portion of the Improvement Area #2 Improvements consists of the construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #2 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Improvement Area #2 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #2 Assessed Property. The water improvements will be designed and constructed according to MSUD and City standards and will be owned and operated by the MSUD.

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Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #2 Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Improvement Area #2 Assessed Property. The sanitary sewer improvements will be designed and constructed according to MSUD and City standards and specifications and will be owned and operated by the MSUD.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the Improvement Area #2 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other soft and miscellaneous costs

The soft and miscellaneous costs portion of the Improvement Area #2 Improvements consists of engineering and surveying, project management fees, contingency, and other soft and miscellaneous costs.

Table III-C
Estimated Improvement Area #2 Improvements Costs

Authorized Improvements	Total
Road Improvements	$1,690,229
Water Improvements	$864,230
Sanitary Sewer Improvements	$864,090
Storm Drainage Improvements	$790,000
Soft and miscellaneous costs	$2,077,149
Total Authorized Improvements	**$6,285,698**

Note: Costs provided by Barraza Consulting Group, LLC. The figures shown in Table III-C may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Improvement Area #2 Improvements amount does not change.

E. FUTURE PHASES

As Future Phases are developed and Phased PID Bonds are issued, this SAP will be amended to identify the specific Future Phase Improvements that confer a special benefit to the property inside each Future Phase (e.g. a Table III-D will be added to show the costs for the specific Authorized Improvements financed within the specific Future Phase being developed.)

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IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Phases #2-3 Major Improvements financed with the Phases #2-3 Major Improvement Bonds have been constructed and accepted by the City or MSUD, as applicable. The Phase #1 Projects financed with the Phase #1 Bonds have been constructed and accepted by the City or MSUD, as applicable. It is anticipated that the Improvement Area #2 Improvements will be completed and accepted by the City or MSUD, as applicable, in the first quarter of 2025. After Improvement Area #2 is developed, it is anticipated that the remaining portion of phase #2 and phase #3 will begin development, with each Future Phase to be subsequently developed corresponding to the Service and Assessment Plan to be updated with that development.

The Actual Costs for Phases #2-3 Major Improvements plus costs related to the issuance of the Phases #2-3 Major Improvement Bonds and payment of expenses incurred in the establishment, administration and operation of the PID is $3,460,000 as shown in Table IV-A. The Actual Costs for Phase #1 Projects plus costs related to the issuance of the Phase #1 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID is $8,959,757 as shown in Table IV-B.

The Budgeted Costs for Improvement Area #2 Improvements and payment of expenses incurred in the establishment, administration and operation of the PID is $6,320,698 as shown in Table IV-C. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

As Future Phases are developed in connection with the issuance of Phased PID Bonds or entering into a related reimbursement agreement, this Service and Assessment Plan will be amended (e.g. Table IV-D will be added for the next phase of development, etc.).

The Phases #2-3 Major Improvement Bonds shown in Table IV-A were issued in 2021 and financed a portion of the costs of Phases #2-3 Major Improvements.

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Table IV-A
Estimated Sources and Uses – Phases #2-3 Major Improvement Area

Sources of Funds	Phases #2-3 Major Improvement Bonds
Par amount	$3,460,000
Other funding sources	$0
Total Sources	**$3,460,000**
Uses of Funds	
Major Improvements	
Road Improvements	$393,223
Water Improvements	$201,785
Sanitary Sewer Improvements	$195,838
Storm Drainage Improvements	$322,314
Landscaping & Retaining Walls	$716,690
Other Soft and Miscellaneous Costs	$749,852
Subtotal	*$2,579,702*
Bond Issuance Costs	
Cost of Issuance	$206,440
Capitalized interest	$287,708
Reserve Fund	$247,350
Administrative Expense	$35,000
Underwriter's Discount	$103,800
Subtotal	*$880,298*
Total Uses	**$3,460,000**

The Phase #1 Bonds were issued in 2021 and were used to finance a portion of the costs of the Phase #1 Projects.

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Table IV-B
Estimated Sources and Uses – Phase #1

Sources of Funds	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Par amount	$4,465,000	$4,494,757	$8,959,757
Other funding sources	$0	$0	$0
Total Sources	**$4,465,000**	**$4,494,757**	**$8,959,757**
Uses of Funds			
Major Improvements			
Road Improvements	$94,262	$122,515	$216,777
Water Improvements	$48,371	$62,869	$111,240
Wastewater Improvements	$46,945	$61,017	$107,962
Storm Drainage Improvements	$77,264	$100,422	$177,686
Landscaping & Retaining Walls	$171,801	$223,297	$395,098
Other Soft and Miscellaneous Costs	$179,751	$233,629	$413,380
Subtotal	*$618,394*	*$803,750*	*$1,422,144*
Phase #1 Improvements			
Roadway Improvements	$899,480	$1,169,088	$2,068,568
Water Improvements	$238,942	$310,563	$549,505
Wastewater Improvements	$347,505	$451,665	$799,169
Storm Drainage Improvements	$338,863	$440,434	$779,297
Other Soft and Miscellaneous Costs	$1,015,018	$1,319,257	$2,334,275
Subtotal	*$2,839,808*	*$3,691,007*	*$6,530,815*
Bond Issuance Costs			
Cost of Issuance	$258,065	$0	$258,065
Capitalized interest	$296,721	$0	$296,721
Reserve Fund	$283,063	$0	$283,063
Administrative Expense	$35,000	$0	$35,000
Underwriter's Discount	$133,950	$0	$133,950
Subtotal	*$1,006,798*	*$0*	*$1,006,798*
Total Uses	**$4,465,000**	**$4,494,757**	**$8,959,757**

The bonds secured by the Improvement Area #2 Assessment Revenues are anticipated to be issued in 2025 and will be used to finance a portion of the costs of the Improvement Area #2 Improvements. Before the sale of such bonds, the obligations related to the Improvement Area #2 Improvements are secured under the Improvement Area #2 Reimbursement Agreement.

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Table IV-C
Estimated Sources and Uses – Improvement Area #2

Sources of Funds	Improvement Area #2 Total
Par amount	$4,205,000
Other funding sources	$2,115,698
Total Sources	**$6,320,698**
Uses of Funds	
Road Improvements	$1,690,229
Water Improvements	$864,230
Sanitary Sewer Improvements	$864,090
Storm Drainage Improvements	$790,000
Soft and miscellaneous costs	$2,077,149
Subtotal	*$6,285,698*
First Year Administrative Expense	$35,000
Total Uses	**$6,320,698**

As Future Phases are developed, additional Phased PID Bonds may be issued to finance the Authorized Improvements required for each new phase. Phased PID Bonds may also be issued in one or more series of Bonds.

B. PROJECTED FIVE-YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness is shown by Table IV-D and Table IV-E. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-D
Annual Projected Costs and Annual Projected Indebtedness – Phases #2-3 and Phase #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Phases #2-3 Major Improvement Annual Installments	Projected Phase #1 Annual Installments
2021-24	$12,419,756	$12,419,757	$0	$704,744	$1,891,174
2025	$0	$0	$0	$300,710	$615,179
2026	$0	$0	$0	$297,793	$612,439
2027	$0	$0	$0	$299,891	$615,532
2028	$0	$0	$0	$301,741	$616,699
2029	$0	$0	$0	$298,346	$618,487
2030	$0	$0	$0	$299,966	$614,849
Total	**$12,419,756**	**$12,419,757**	**$0**	**$1,005,454**	**$2,506,353**

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Major Improvements shown in Table III-A, the Phase #1 Improvements shown in Table III-B, and the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Table IV-E
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #2

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Improvement Area #2 Annual Installments
2024	$4,740,523	$0	$0	$0
2025	$1,580,174	$4,205,000	$2,115,698	$362,700
2026	$0	$0	$0	$362,629
2027	$0	$0	$0	$362,382
2028	$0	$0	$0	$361,956
2029	$0	$0	$0	$361,354
2030	$0	$0	$0	$361,575
Total	**$6,320,698**	**$4,205,000**	**$2,115,698**	**$2,172,596**

The annual projected costs shown in Table IV-E are the annual expenditures relating to the Improvement Area #2 Improvements shown in Table III-C. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

As Future Phases are developed, in association with issuing Phased PID Bonds or entering into a related reimbursement agreement, for each Future Phase, this Table IV-E will be updated to identify the Authorized Improvements to be financed by each new series of the Phased PID Bonds and the projected indebtedness resulting from each additional series of the Phased PID Bonds.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The "PID Assessment Notice" is attached hereto as Appendix H and may be updated in an Annual Service Plan Update.

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V. SERVICE PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the initial Phase #1 Bonds and the Phases #2-3 Major Improvement Bonds issued in 2021, and the obligation under the Improvement Area #2 Reimbursement Agreement created in 2025, subsequent financings may be issued over the upcoming decade as the subsequent phases (Phase #2 and Phase #3) of the development are gradually constructed.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

Additionally, phased issuance of debt will maintain a prudent value to lien ("VtL") within the financing program. In order to maintain a prudent VtL, the initial issuance of bonds for a specific set of Authorized Improvements may not fund the entire desired level of public infrastructure because the property value is not high enough to support the entire debt load at the VtL chosen for the development. In that case, the Developer will need to fund the additional infrastructure costs with cash at closing. This cash investment by the Developer for certain Authorized Improvements, if necessary, can be reimbursed by a subsequent parity lien bond financing, secured by the same special assessments, once the assessed property is partially or fully developed and the value has increased sufficiently to permit the issuance of the additional bonds in a prudent fashion.

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For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Phases #2-3 Major Improvements, Phase #1 Projects, and Improvement Area #2 Improvements were allocated as described on the following page:

1. The costs of the Major Improvements and portion of the Phase #1 Improvements shall be allocated on the basis of the relative value of Parcels once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The Major Improvement costs are proportionally allocated to the Phases #2-3 Assessed Property and the Phase #1 Assessed Property based on the ratio of total estimated number of units for the Phases #2-3 Assessed Property and the Phase #1 Assessed Property.

3. The Phases #2-3 Assessed Property's proportional share of the costs for the Major Improvements is allocated to each Parcel within the Phases #2-3 Assessed Property based on the total estimated number of units for each Parcel.

4. The Phase #1 Projects costs are allocated to each Parcel within the Phase #1 Assessed Property based on the total estimated number of units for each Parcel.

5. The Improvement Area #2 Improvements costs are allocated to each Parcel within the Improvement Area #2 Assessed Property based on the total estimated number of units for each Parcel.

Table V-A and Table V-B provides the estimated allocation of costs of the Authorized Improvements constituting Major Improvements.

At this time it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Phases will receive from the direct Authorized Improvements that will benefit each individual phase and that are to be financed with Phased PID Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Major Improvements, Phase #1 Improvements, and Improvement Area #2 Improvements, as applicable.

In connection with the issuance of Phased PID Bonds and/or execution of related reimbursement agreements, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Phase receives from the specific Authorized Improvements funded with those Phased PID Bonds issued with respect to that Future Phase. Prior to assessing Parcels located within Future Phases in connection with issuance of Phased PID Bonds, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Major Improvements, Phase #1

Improvements, and Improvement Area #2 Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied on the Phase #1 Assessed Property and Phases #2-3 Assessed Property, and levied on the Improvement Area #2 Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvements, Phase #1 Improvements, and Improvement Area #2 Improvements, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Phases are developed, in connection with the issuance of Phased PID Bonds or entering into a reimbursement agreement, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phase.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A, Table IV-B, and Table IV-C are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate*

Appraisal, Third Edition.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax- exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF COSTS TO ASSESSED PROPERTY

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the estimated Major Improvement costs must be allocated throughout all Assessed Property in the District. Table V summarizes the allocation of Actual Costs for each type of Major Improvement. The costs shown in Table V are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Phase #1 is projected to contain 301 residential units. Phases #2-3 are projected to contain 546 residential units, resulting in a total projected number of units in the PID of 847. As a result, 35.54% of the Actual Costs of Major Improvements (i.e. 301 ÷ 847 = 35.54%) are allocated to the Phase #1 Assessed Property and 64.46% of the Actual Costs Major Improvements (i.e., 546 ÷ 847 = 64.46%) are allocated to the Phases #2-3 Assessed Property. The Phases #2-3 Major Improvement Bonds will fund the proportionate share of the Actual Costs of the Major Improvements allocated to Phases #2-3 and the Phase #1 Bonds and Phase #1 Reimbursement Agreement will fund Phase #1's proportionate share of the Actual Costs of the Major Improvements and the Phase #1 Improvements. One hundred percent (100%) of the Phase #1 Improvements are allocated to the Phase #1 Assessed Property. One hundred percent (100%) of the Improvement Area #2 Improvements are allocated to the Improvement Area #2 Assessed Property.

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Table V-A
Allocation of Major Improvement Costs

Authorized Improvement	Estimated Costs
Road Improvements	$610,000
Water Improvements	$313,025
Sanitary Sewer Improvements	$303,800
Storm Drainage Improvements	$500,000
Landscaping & Retaining Walls	$1,111,788
Other Soft and Miscellaneous Costs	$1,163,232
Total Major Improvements	**$4,001,846**
Phase #1	
Projected total number of units	301
% of total units	35.54%
Proportionate Share of Costs	$1,422,144
Phases #2-3	
Projected total number of units	546
% of total units	64.46%
Proportionate Share of Costs	$2,579,702

Improvement Area #2 is projected to contain 158 residential units. Future Phases are projected to contain 388 residential units, resulting in a total projected number of units in the Phases #2-3 Major Improvement Area of 546. As a result, 28.94% of the Actual Costs of Major Improvements (i.e. 158 ÷ 546 = 28.94%) are allocated to Improvement Area #2 Assessed Property and 71.06% of the Actual Costs Major Improvements (i.e., 388 ÷ 546 = 71.06%) are allocated to the Phases #2-3 Assessed Property, excluding Improvement Area #2 Assessed Property, as shown on Table V-B. The Phases #2-3 Major Improvement Bonds will fund the proportionate share of the Actual Costs of the Major Improvements allocated to Phases #2-3, including the portion in Improvement Area #2.

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Table V-B
Allocation of Phases #2-3 Major Improvements

Authorized Improvement	Estimated Costs
Road Improvements	$393,223
Water Improvements	$201,785
Sanitary Sewer Improvements	$195,838
Storm Drainage Improvements	$322,314
Landscaping & Retaining Walls	$716,690
Other Soft and Miscellaneous Costs	$749,852
Total Major Improvements	**$2,579,702**
Improvement Area #2	
Projected total number of units	158
% of total units	28.94%
Proportionate Share of Costs	$746,507
Future Improvement Areas	
Projected total number of units	388
% of total units	71.06%
Proportionate Share of Costs	$1,833,195

D. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Major Improvements for Phases #2-3

For purpose of this Service and Assessment Plan, the City Council has determined that the portion of the Major Improvement costs to be allocated to Phases #2-3 shall be allocated to the Phases #2-3 Assessed Property by spreading the entire Assessment for such improvements across the Parcels based on the estimated number of units anticipated to be developed on each Parcel.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated number of units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phases #2-3 is shown on the Phases #2-3 Major Improvement Assessment Roll, attached as Appendix E, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for Phase #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Projects to be financed with the Phase #1 Bonds and Phase #1 Reimbursement Agreement, shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed on each Parcel within Phase #1.

Based on the estimates of the costs of the Phase #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Phase #1 Assessed Property of the Phase #1 Projects is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated number of units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Improvement Area #2

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #2 to be financed under the Improvement Area #2 Reimbursement Agreement, shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed on each Parcel within Improvement Area #2.

Based on the estimates of the costs of the Improvement Area #2 Improvements, as set forth in Table III-C, the City Council has determined that the benefit to Improvement Area #2 Assessed Property of the Improvement Area #2 Improvements is at least equal to the Assessments levied on the Improvement Area #2 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of units of each newly created Parcel. For residential Lots,

when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated number of units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #2 is shown on the Improvement Area #2 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for Future Phases

When any given Future Phase is developed, and Phased PID Bonds for that Future Phase are to be issued, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Phase.

E. ASSESSMENTS

The Assessments for the Phases #2-3 Major Improvement Bonds, the Phase #1 Bonds, the Phase #1 Reimbursement Agreement, and Improvement Area #2 Reimbursement Agreement were levied on each Parcel or Lot according to the Phases #2-3 Major Improvement Assessment Roll, the Phase #1 Assessment Roll, and Improvement Area #2 Assessment Roll, as applicable. The Annual Installments for the Phases #2-3 Major Improvement Bonds, the Phase #1 Bonds, the Phase #1 Reimbursement Agreement, and Improvement Area #2 Reimbursement Agreement will be collected on the dates and in the amounts shown on the Phases #2-3 Major Improvement Assessment Roll, the Phase #1 Assessment Roll, and Improvement Area #2 Assessment Roll, respectively, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix D for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

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G. Additional Interest Reserve

Pursuant to the PID Act, the interest rate for Assessments securing a series of bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%) (the "Additional Interest"). The interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the "Additional Interest Reserve"). The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. Additional Interest will not be collected as a part of any Annual Installment related to an Assessment which does not secure a series of bonds.

H. TIRZ Credit

Pursuant to the TIRZ Ordinance, the City has agreed to use TIRZ Revenues representing 47% of the City's increments generated from each Parcel to offset a portion of such Parcel's Assessments (the "TIRZ Annual Credit Amount"). The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Annual Credit Amount applicable to the Parcel then on deposit in the TIRZ No. 12 tax increment fund. The TIRZ Annual Credit Amount applicable to each Parcel shall be calculated as described under Section VI of this Service and Assessment Plan.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASES #2-3

The Assessment and Annual Installments for each Assessed Property located within Phases #2-3 are shown on the Phases #2-3 Major Improvement Assessment Roll, attached as Appendix E, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Phases #2-3 Assessed Property in an amount sufficient to pay (i) principal and interest on the Phases #2-3 Major Improvement Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and TIRZ Annual Credit Amount applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As described in Section V.H., the TIRZ Revenues attributable to each Parcel of Assessed Property collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2021 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2022). TIRZ Annual Credit Amounts shall be calculated for those Parcels that are subject to Assessments in the PID. The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Phase #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and TIRZ Annual Credit Amount applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As described in Section V.H., the TIRZ Revenues attributable to each Parcel of Assessed Property collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2021 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in

2022). TIRZ Annual Credit Amounts shall be calculated for those Parcels that are subject to Assessments in the PID. The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

C. Amount of Assessments and Annual Installments for Parcels Located Within Improvement Area #2

The Assessment and Annual Installments for each Assessed Property located within Improvement Area #2 is shown on the Improvement Area #2 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Improvement Area #2 Assessed Property in an amount sufficient to pay (i) principal and interest on the Improvement Area #2 Reimbursement Agreement Obligation and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and TIRZ Annual Credit Amount applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As described in Section V.H., the TIRZ Revenues attributable to each Parcel of Assessed Property collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2025 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2026). TIRZ Annual Credit Amounts shall be calculated for those Parcels that are subject to Assessments in the PID. The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

D. Amount of Assessments and Annual Installments for Parcels Located Within Future Phases

As Future Phases are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Phases (e.g., an Appendix will be added as the Assessment Roll for phase #3, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

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E. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of units to be built on each new subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

F. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Phase #1 Maximum Assessment per Unit, the Phases #2-3 Major Improvement Maximum Assessment per Unit, or Improvement Area #2 Maximum Assessment per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Phase #1 Maximum Assessment per Unit, the Phases #2-3 Major Improvement Maximum Assessment per Unit, or Improvement Area #2 Maximum Assessment per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

G. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds, resulting in excess Bond proceeds being available to redeem Bonds of such series, then the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem Bonds of such series. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds, including interest on the Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds, including interest on the Bonds and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds is equal to the outstanding principal amount of the Bonds.

H. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Each Assessment shall be paid with interest of no more than the lesser of the actual interest rate paid on the Bonds and/or related reimbursement agreement. The Phases #2-3 Major Improvement Assessment Roll sets forth for each year the Annual Installment for each Parcel within Phases #2-3 based on an interest rate of 4.750% for years 2021 through 2031, 5.250% for years 2032 through 2041, and 5.50% for years 2042 through 2050, and additional interest at the rate of 0.5% for the Additional Interest Reserve. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel within Phase #1 based on an interest rate of 3.250% for years 2021 through 2026, 3.750% for years 2027 through 2031, 4.250% for years 2032 through 2041, and

4.50% for years 2042 through 2050 for the Phase #1 Bonds and 4.57% for the Phase #1 Reimbursement Agreement based on the Bond Buyer index for December 24, 2020, and an additional interest at the rate of 0.5% for the Additional Interest Reserve.

The Improvement Area #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel within Improvement Area #2 based on an interest rate of 6.39% for the Improvement Area #2 Reimbursement Agreement based on the Bond Buyer index. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll, shown as Appendix G.

The Annual Installments shall be reduced to equal the actual costs of repaying the Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

I. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve and any applicable TIRZ Credits. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Improvement Area #2

The collection of the first Annual Installment for an Improvement Area #2 Lot or Parcel shall commence upon the earlier of: (i) September 1, 2025, or (ii) with tax bills sent the first October after issuance of a series of Bonds, secured by the Improvement Area #2 Assessment Revenues.

J. SURPLUS FUNDS REMAINING IN THE PHASES #2-3 MAJOR IMPROVEMENT BOND ACCOUNT

If proceeds from the Phases #2-3 Major Improvement Bonds still remain after all of the Phases #2-3 Major Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with Section VI.F of this SAP.

K. SURPLUS FUNDS REMAINING IN THE PHASE # 1 BOND ACCOUNT

If proceeds from the Phase #1 Bonds and Phase #1 Reimbursement Agreement remain after all of the Phase #1 Projects, are constructed and accepted by the City, the proceeds may be utilized in accordance with Section VI.F of this SAP.

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VII. THE ASSESSMENT ROLL

A. PHASES #2-3 MAJOR IMPROVEMENT ASSESSMENT ROLL

The City Council has evaluated each Parcel within Phases #2-3 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Phases #2-3.

The Phases #2-3 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phases #2-3 Major Improvements. Table VII-A summarizes the $3,460,000 in special benefit received by the Phases #2-3 Assessed Property from the Phases #2-3 Major Improvements, a portion of the costs of the PID formation, and the Phases #2-3 Major Improvement Bond issuance costs. The par amount of the Phases #2-3 Major Improvement Bonds is $3,460,000, which is equal to the benefit received by the Phases #2-3 Major Improvement Assessed Property. Accordingly, the total Assessment to be applied to all the Phases #2-3 Assessed Property is $3,460,000 plus annual Administrative Expenses. The Assessment for each Phases #2-3 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Phases #2-3 Major Improvement Assessment Roll is attached hereto as Appendix E.

Table VII-A
Phases #2-3 Major Improvement Area
Special Benefit Summary

Special Benefit	Total Cost
Phases #2-3 Major Improvement Bonds	
Total Authorized Improvements[1]	*$2,579,702*
PID Formation/Bond Costs of Issuance	
Cost of Issuance	$206,440
Capitalized interest	$287,708
Reserve Fund	$247,350
Administrative Expense	$35,000
Underwriter's Discount	$103,800
PID Formation/Bond Cost of Issuance	*$880,298*
Total Special Benefit	**$3,460,000**
Special Benefit	
Total Special Benefit	$3,460,000
Projected Special Assessment	$3,460,000
Excess Benefit	**$0**

[1]See Table III-A for details.

B. PHASE #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Phase #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phase #1.

The Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #1 Projects. Table VII-B summarizes the $8,959,757 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Projects, a portion of the costs of the PID formation, and the Phase #1 Bond issuance costs. The par amount of the Phase #1 Bonds and Phase #1 Reimbursement Agreement is $8,959,757, which is equal to the benefit received by the Phase #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #1 Assessed Property is $8,959,757 plus annual Administrative Expenses. The Assessment for each Phase #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Phase #1 Assessment Roll is attached hereto as Appendix F.

Table VII-B
Phase #1
Special Benefit Summary

Special Benefit	Total Cost
Phase #1 Bonds	
Phase #1 Reimbursement Agreement	
Total Authorized Improvements[1]	*$7,952,958*
PID Formation/Bond Costs of Issuance	
Reserve Fund	$258,065
Capitalized Interest	$296,721
Underwriter's Discount/Underwriter's Counsel	$283,063
Cost of Issuance	$35,000
Underwriter's Discount	$133,950
PID Formation/Bond Cost of Issuance	*$1,006,798*
Total Special Benefit	**$8,959,757**
Special Benefit	
Total Special Benefit	$8,959,757
Projected Special Assessment	$8,959,757
Excess Benefit	**$0**

[1]See Table III-B for details.

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C. Improvement Area #2 Assessment Roll

The City Council has evaluated each Parcel in Improvement Area #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Improvement Area #2.

The Improvement Area #2 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #2 Improvements. Table VII-C summarizes the $6,320,698 in special benefit received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Improvements. The amount of the obligation under the Improvement Area #2 Reimbursement Agreement is $4,205,000, which is less than the benefit received by the Improvement Area #2 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #2 Assessed Property is $4,205,000 plus annual Administrative Expenses. The Assessment for each Improvement Area #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #2 Assessment Roll is attached hereto as Appendix G.

Table VII-C
Improvement Area #2 Special Benefit Summary

Special Benefit	Total Cost
Improvement Area #2 Improvements	$6,285,698
Total Authorized Improvements[1]	*$6,285,698*
First Year Administrative Expense	*$35,000*
Total Special Benefit	**$6,320,698**
Special Benefit	
Total Special Benefit	$6,320,698
Projected Special Assessment	$4,205,000
Excess Benefit	**$2,115,698**

[1]See Table III-C for details.

D. Future Phase Assessment Roll

As Future Phases are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Phase (e.g. an appendix will be added as the Assessment Roll for Future Phase).

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E. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phases #2-3 Major Improvement Assessment Roll, Phase #1 Assessment Roll, and Improvement Area #2 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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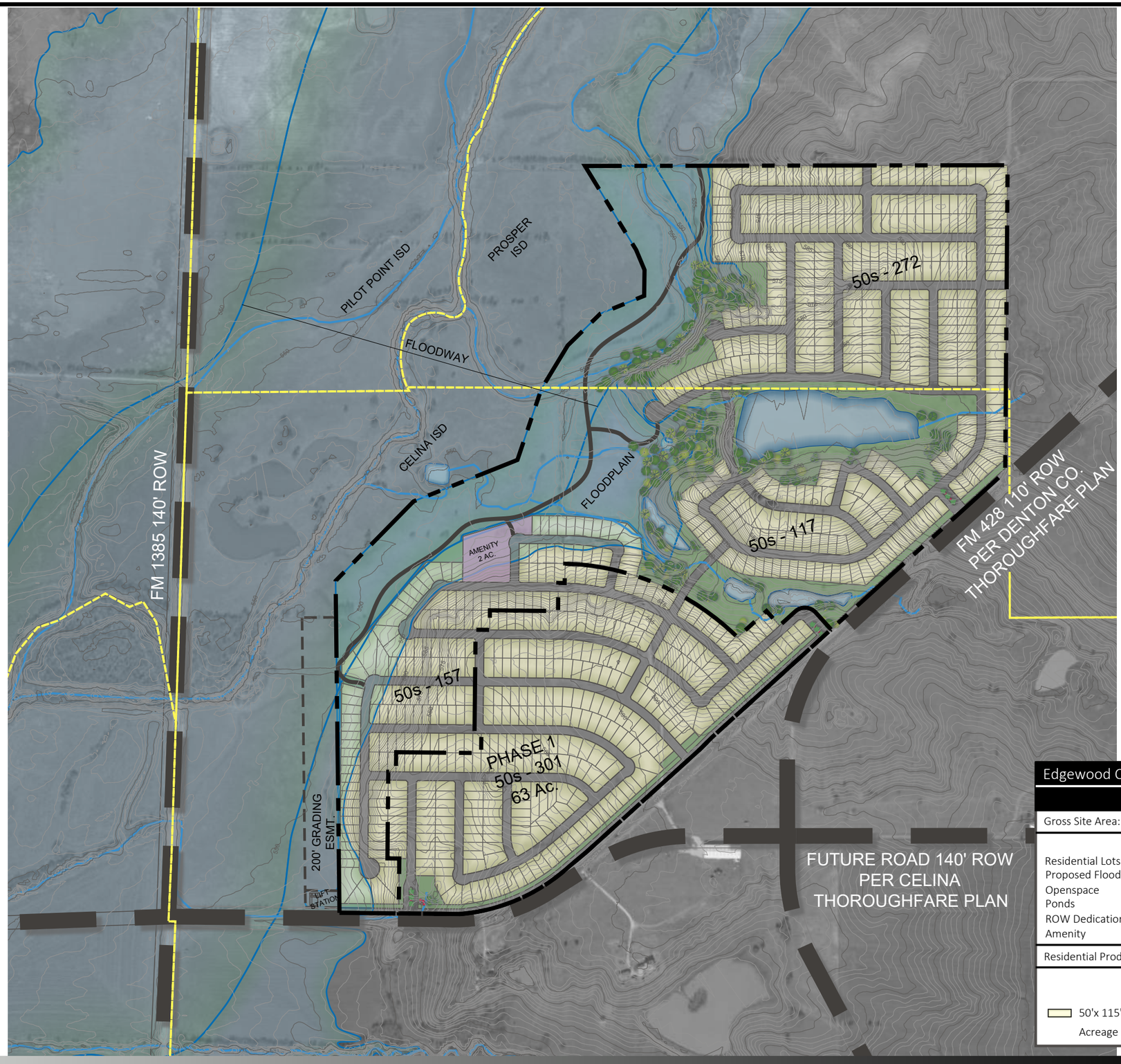
APPENDIX A
PID MAP



Edgewood Creek Concept Plan 19

DATA TABLE

Gross Site Area:		247 +/-
	Acres	Gross %
Residential Lots	165	67%
Proposed Floodplain	45	18%
Openspace	24	10%
Ponds	9	3%
ROW Dedication	2	1%
Amenity	2	1%

Residential Product Type:

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

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

EDGEWOOD CREEK DEVELOPMENT
CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=600'

DATE: AUGUST 2020

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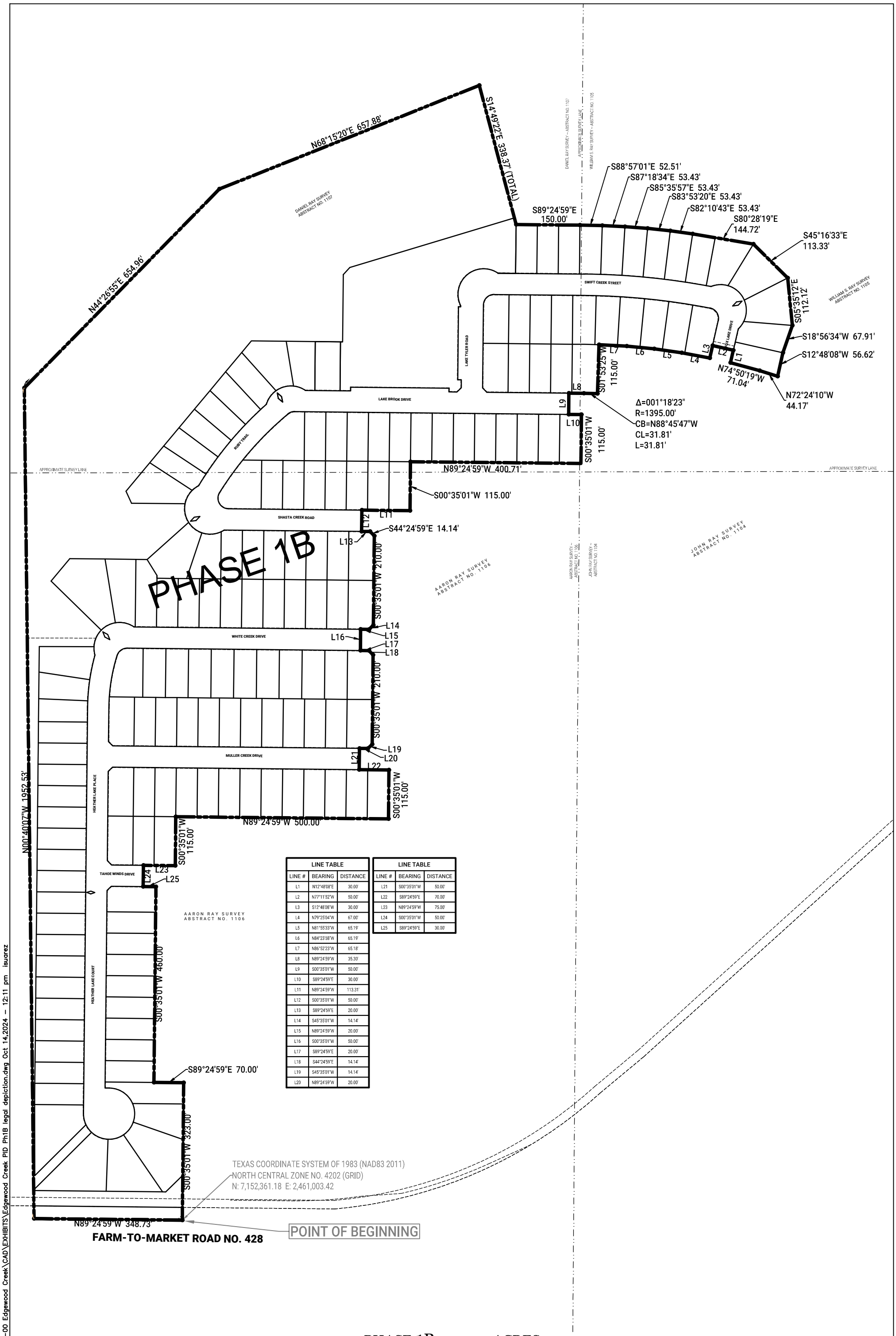

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N12°48'08"E	30.00'
L2	N77°11'52"W	50.00'
L3	S12°48'08"W	30.00'
L4	N79°25'04"W	67.00'
L5	N81°55'33"W	65.19'
L6	N84°23'58"W	65.19'
L7	N86°52'23"W	65.18'
L8	N89°24'59"W	35.30'
L9	S00°35'01"W	50.00'
L10	S89°24'59"E	30.00'
L11	N89°24'59"W	113.31'
L12	S00°35'01"W	50.00'
L13	S89°24'59"E	20.00'
L14	S45°35'01"W	14.14'
L15	N89°24'59"W	20.00'
L16	S00°35'01"W	50.00'
L17	S89°24'59"E	20.00'
L18	S44°24'59"E	14.14'
L19	S45°35'01"W	14.14'
L20	N89°24'59"W	20.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S00°35'01"W	50.00'
L22	S89°24'59"E	70.00'
L23	N89°24'59"W	75.00'
L24	S00°35'01"W	50.00'
L25	S89°24'59"E	30.00'

BARRAZA CONSULTING GROUP, LLC

PHASE 1B - 44.251 ACRES
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: NTS
DATE: OCTOBER 2024

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APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

COMMUNITY NAME:	**Edgewood Creek**
PHASES:	Full Development
CITY OR TOWN:	Celina ETJ, Denton County

GROSS ACREAGE:	246.5
NET ACREAGE:	182.5
TOTAL LOTS:	**847**
TOTAL DENSITY:	4.64
CREATED BY:	CH
REVIEWED BY:	AB
CREATED:	09/25/20
REVISED:	**11/13/20**

BARRAZA CONSULTING GROUP, LLC
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Direct Phase Costs		**TOTALS**	**PHASE 1**	**FUTURE**
1	Engineering	$ 2,121,840	$ 932,649	$ 1,189,191
2	Grading Site Preparation	$ 535,089	$ 105,349	$ 429,740
3	Water	$ 1,918,798	$ 549,505	$ 1,369,293
4	Sanitary Sewer	$ 2,375,579	$ 799,169	$ 1,576,410
5	Storm Drain	$ 2,287,485	$ 779,297	$ 1,508,188
6	Street Improvements	$ 6,523,050	$ 1,959,568	$ 4,563,482
7	Screening/Landscape/Ret Walls	$ -	$ -	$ -
8	Dry Utilities	$ 109,000	$ 109,000	$ -
9	MSUD Water & Sewer - Escrow	$ -	$ -	$ -
10	Contingency 5%	$ 777,664	$ 256,277	$ 521,387
11	District Formation Costs	$ -	$ -	$ -
12	FM 428 Improvements	$ -	$ -	$ -
13	ROW Acquisition	$ 3,040,000	$ 1,040,000	$ 2,000,000
		$ 19,688,506	$ 6,530,815	$ 13,157,691

Major Improvements Costs		**TOTALS**	**PHASE 1**	**FUTURE**
1	Engineering	$ 1,038,809	$ 422,192	$ 616,617
2	Grading Site Preparation	$ -	$ -	
3	Water	$ 906,449	$ 313,025	$ 593,424
4	Sanitary Sewer	$ 818,135	$ 303,800	$ 514,335
5	Storm Drain	$ 500,000	$ 500,000	$ -
6	Street Improvements	$ 610,000	$ 610,000	$ -
7	Screening/Landscape/Ret Walls/ Trail	$ 2,119,188	$ 1,111,788	$ 1,007,400
8	Dry Utilities	$ -	$ -	$ -
9	MSUD Water & Sewer - Escrow	$ -	$ -	$ -
10	Contingency 5%	$ 375,229	$ 163,040	$ 212,189
11	District Formation Costs	$ 578,000	$ 578,000	$ -
12	FM 428 Improvements	$ 1,887,000		$ 1,887,000
13	ROW Acquisition			
		$ 8,832,811	$ 4,001,846	$ 4,830,965

Private Costs		**TOTALS**	**PHASE 1**	**FUTURE**
1	Engineering	$ 445,013	$ 15,165	$ 429,848
2	Grading Site Preparation	$ 4,085,714	$ 1,257,553	$ 2,828,161
3	Water	$ -	$ -	$ -
4	Sanitary Sewer	$ -	$ -	$ -
5	Storm Drain	$ -	$ -	$ -
6	Street Improvements	$ -	$ -	$ -
7	Screening/Landscape/Ret Walls	$ 2,820,814	$ 1,001,800	$ 1,819,014
8	Dry Utilities	$ 1,119,794	$ 421,400	$ 698,394
9	MSUD Water & Sewer - Escrow	$ 1,600,000	$ 1,600,000	$ -
10	Contingency 5%	$ 484,817	$ 214,796	$ 270,021
11	District Formation Costs	$ -	$ -	$ -
12	FM 428 Improvements	$ -	$ -	
13	City Assessment Fee	$ 250,000	$ 250,000	$ -
14	Amenity Center Improvements	$ 1,500,000	$ 1,500,000	$ -
15	Rollback Taxes	$ 140,400	$ 140,400	$ -
		$ 12,446,551	$ 6,401,113	$ 6,045,438

TOTALS	***$ 40,967,867***	***$ 16,933,773***	***$ 24,034,094***
per lot	***$ 48,368***	***$ 56,258***	***$ 44,018***
50' Lots	847	301	546
Total Lots	***847***	***301***	***546***

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT

COMMUNITY NAME:	**Edgewood Creek**	**GROSS ACREAGE:**	246.0
PHASES:	Phase 1B	**NET ACREAGE:**	45.0
CITY OR TOWN:	Celina ETJ, Denton County	**TOTAL LOTS:**	**158**
		TOTAL DENSITY:	3.51
		LANDPLAN:	21
		CREATED BY:	
		REVIEWED BY:	**RAV**
		CREATED:	01/05/23
		REVISED:	**10/03/24**

BARRAZA CONSULTING GROUP, LLC
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Direct Phase Costs			**TOTAL LOTS**	**158**
1	Site Preparation			
2	Water		$	864,230
3	Sanitary Sewer		$	864,090
4	Storm Drain		$	790,000
5	Street Improvements		$	1,690,229
6	Soft Costs		$	1,777,830
7	Contingency	5%	$	299,319
		Total	$	6,285,697
		Cost per Lot	$	39,783

Private Costs			**TOTALS LOTS**	**158**
		Lot Count		
1	Site Preparation		$	2,097,330
2	Water		$	-
3	Sanitary Sewer		$	-
4	Storm Drain		$	-
5	Street Improvements		$	-
6	Screening/Landscape Walls		$	-
7	Ret Walls		$	316,000
8	Franchise Utilities & Street Lights		$	346,000
9	Amenity Center		$	2,000,000
10	Contingency	5%	$	237,966
		Total	$	4,997,296
		Cost per Lot	$	31,628
TOTALS			***$***	***11,282,993***
per lot			***$***	***71,411***

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY.
BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

NOTES

[1] Development cost does not include: City/District/County Fees, Bonds, & Permits
[2] Development cost does not include: Rock Excavation
[3] Professional Fees do not include: SWPPP Administration

COMMUNITY NAME: Edgewood Creek
PHASES: Phase 1B
CITY OR TOWN: Celina ETJ, Denton County

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	LOT (1)
LOT COUNT:	158
TYP. LOT WIDTH:	50
TYP. LOT DEPTH:	115
TYP. PAD WIDTH:	30
TYP. PAD DEPTH:	75
FRONT YARD S/B:	25
REAR YARD S/B:	20
SIDE YARD S/B:	5
CORNER SIDE YARD S/B:	15

GROSS ACREAGE:	246.0
NET ACREAGE:	45.0
TOTAL LOTS:	**158**
TOTAL DENSITY:	3.51
LANDPLAN:	21
CREATED BY:	
REVIEWED BY:	RAV
CREATED:	01/05/23
REVISED:	**10/03/24**

ON-SITE IMPROVEMENT SUMMARY ITEM			SUMMARY ITEM COST	PER LOT COST	PER ACRE COST	NOTES
GRADING / SITE PREPARATION			$2,097,330	$13,274	$46,607	
-	EROSION CONTROL / SWPPP	$83,993		$532	$1,867	
-	ROUGH GRADE	$0		$0	$0	
-	FINAL GRADE	$0		$0	$0	
WATER SYSTEMS			$864,230	$5,470	$19,205	
SANITARY SEWER			$864,090	$5,469	$19,202	
STORM DRAINS			$790,000	$5,000	$17,556	
-	STORM DRAIN SYSTEM	$790,000		$5,000	$17,556	
STREET IMPROVEMENT			$1,690,229	$10,698	$37,561	
-	PAVING & SIDEWALK	$1,676,729		$10,612	$37,261	Includes 10' meandering trail
-	SIGNAGE & STRIPING	$13,500		$85	$300	
SITE FENCING / RETAINING			$316,000	$2,000	$7,022	
-	RETAINING WALLS	$316,000		$2,000	$7,022	
DRY UTILITIES			$346,000	$2,190	$7,689	
-	GAS & ELECTRIC (NONREFUNDABLE)	$316,000		$2,000	$7,022	
-	STREET LIGHTS	$30,000		$190	$667	
COMMON AREA AMENITIES			$2,000,000	$12,658	$44,444	
-	AMENITY CENTER	$2,000,000		$12,658	$44,444	
SOFT COSTS			$1,777,830	$11,252	$39,507	

TOTAL CONSTRUCTION COSTS			$10,745,707	$68,011	$238,793	
	CONTINGENCIES	5%	$537,285	$3,401	$11,940	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			$11,282,993	$71,411	$250,733	

COMMUNITY NAME:	**Edgewood Creek**
PHASES:	Phase 1B
CITY OR TOWN:	Celina ETJ, Denton County

BARRAZA
CONSULTING GROUP, LLC
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	LOT (1)
LOT COUNT:	158
TYP. LOT WIDTH:	50
TYP. LOT DEPTH:	115
TYP. PAD WIDTH:	30
TYP. PAD DEPTH:	75
FRONT YARD S/B:	25
REAR YARD S/B:	20
SIDE YARD S/B:	5
CORNER SIDE YARD S/B:	15

GROSS ACREAGE:	246.0
NET ACREAGE:	45.0
TOTAL LOTS:	**158**
TOTAL DENSITY:	3.51
LANDPLAN:	21
CREATED BY:	
REVIEWED BY:	RAV
CREATED:	01/05/23
REVISED:	**10/03/24**

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

NOTES

[1] Development cost does not include: City/District/County Fees, Bonds, & Permits

[2] Development cost does not include: Rock Excavation, Landscaping, Irrigation, Monumentation, or Common Area Amenities

COMMUNITY NAME: Edgewood Creek
PHASE: Phase 1B
CITY OR TOWN: Celina ETJ, Denton County

BARRAZA CONSULTING GROUP, LLC
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	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	158			GROSS ACREAGE:	246.0
TYP. LOT WIDTH:	50			NET ACREAGE:	45.0
TYP. LOT DEPTH:	115			TOTAL LOTS:	**158**
TYP. PAD WIDTH:	30			TOTAL DENSITY:	3.51
TYP. PAD DEPTH:	75			LANDPLAN:	
FRONT YARD S/B:	25			CREATED BY:	
REAR YARD S/B:	20			REVIEWED BY:	RAV
SIDE YARD S/B:	5			CREATED:	01/05/23
CORNER SIDE YARD S/B:	15			REVISED:	**10/03/24**

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
GRADING / SITE PREPARATION						
	EROSION CONTROL / SWPPP					
	CONSTRUCTION ENTRANCE	EA	1	$ 3,000.00	$ 3,000.00	
	SEED DISTURBED AREAS	AC	20.9	$ 400.00	$ 8,342.52	
	SILT FENCE (WIRE BACK)	LF	12,320	$ 1.50	$ 18,480.00	
	CURLEX EROSION CONTROL MATTING (4 FOOT)	LF	11,050	$ 1.40	$ 15,470.00	
	SWPPP INSPECTIONS	LS	1	$ 15,000.00	$ 15,000.00	
	EROSION MAINTENANCE	LOT	158	$ 150.00	$ 23,700.00	
				EROSION CONTROL SUB-TOTAL	**$ 83,992.52**	
	ROUGH GRADING					
	CLEARING & GRUBBING, (1/4 AREA HEAVILY TREED)	AC		$ 2,250.00	$ -	
	MASS GRADING (EXCAVATION)	CY		3.50	$ -	
	ROUGH LOT GRADING	LOT		$ 250.00	$ -	
	10' MOISTURE CONDITIONING	LOT		$ 3,200.00	$ -	
	MOISTURE CONDITIONING OF STREETS	CY		$ 3.00	$ -	2' behind back of curb
	POLY	LOT		$ 375.00	$ -	
				ROUGH GRADING SUB-TOTAL	**$ -**	
	FINISH GRADING					
	LOT FINISH GRADE	LOT		$ 200.00	$ -	
				FINISH GRADING SUB-TOTAL	**$ -**	
				GRADING / SITE PREPARATION SUB-TOTAL	**$ 2,097,329.50**	**As Bid**
WATER SYSTEMS						
	8" P.V.C. PIPE (DR 18 C900)	LF	5,801	$ 60.00	$ 348,075.00	
	8" GATE VALVE & BOX	EA	25	$ 1,500.00	$ 37,500.00	
	FIRE HYDRANT ASSEMBLY	EA	20	$ 7,000.00	$ 140,000.00	
	1" SINGLE WATER SERVICE (2" SLEEVE)	EA	158	$ 950.00	$ 150,100.00	
	2" FLUSH VALVE	EA	2	$ 3,000.00	$ 6,000.00	
	2" COMBINATION AIR RELEASE/VACUUM VALVE	EA		$ 3,500.00	$ -	
	1" IRRIGATION SERVICE	EA	5	$ 1,500.00	$ 7,500.00	
	2" IRRIGATION SERVICE	EA	1	$ 5,000.00	$ 5,000.00	
	4" CONDUIT (SCH 40) AT INTERSECTIONS	LF	2,000	$ 30.00	$ 60,000.00	
	TRENCH SAFETY	LF	5,801	$ 0.72	$ 4,176.90	

COMMUNITY NAME: Edgewood Creek
PHASE: Phase 1B
CITY OR TOWN: Celina ETJ, Denton County

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	158			GROSS ACREAGE:	246.0
TYP. LOT WIDTH:	50			NET ACREAGE:	45.0
TYP. LOT DEPTH:	115			TOTAL LOTS:	**158**
TYP. PAD WIDTH:	30			TOTAL DENSITY:	3.51
TYP. PAD DEPTH:	75			LANDPLAN:	
FRONT YARD S/B:	25			CREATED BY:	
REAR YARD S/B:	20			REVIEWED BY:	RAV
SIDE YARD S/B:	5			CREATED:	01/05/23
CORNER SIDE YARD S/B:	15			REVISED:	**10/03/24**

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
	TESTING (EXCLUDING GEOTECH)	LF	5,801	$ 1.32	$ 7,657.65	
				WATER SUB-TOTAL	**$ 864,229.55**	
SANITARY SEWER SYSTEM						
	8" P.V.C. PIPE (OVER 10' DEEP) SDR 26	LF	6,078	$ 60.00	$ 364,650.00	
	4" SERVICE LINES	EA	158	$ 990.00	$ 156,420.00	
	5' DIAMETER M.H. w/ RAVEN COATING	EA	21	$ 14,000.00	$ 294,000.00	
	CLEANOUT	EA	4	$ 1,050.00	$ 4,200.00	
	WATER CROSSING PER TCEQ REQUIREMENTS	EA	9	$ 1,320.00	$ 11,880.00	
	TRENCH SAFETY	LF	6,078	$ 1.10	$ 6,685.25	
	TESTING (EXCLUDING GEOTECH)	LF	6,078	$ 3.12	$ 18,961.80	
	ADDITIONAL TESTING AFTER DRY UTILITY INSTALL	LF	6,078	$ 1.20	$ 7,293.00	
				SEWER SUB-TOTAL	**$ 864,090.05**	
DRAINAGE SYSTEM						
	STORM DRAIN SYSTEM					
				STORM DRAIN SYSTEM SUB-TOTAL	**$ 790,000.00**	**Assume $5,000/lot**
				DRAINAGE SUB-TOTAL	**$ 790,000.00**	
STREET IMPROVEMENT						
	STREET PAVING					
	7" REINF. CONC. PAVEMENT, 31' B-B	SY	19,031	$ 62.00	$ 1,179,922.00	
	8" LIME SUBGRADE	SY	21,487	$ 5.00	$ 107,435.00	
	HYDRATED LIME MATERIAL (36#SY) DOUBLE APPLICATION	TON	780	$ 225.00	$ 175,500.00	
	CONCRETE CURB & GUTTER	LF		$ 10.00	$ -	
	PAVEMENT HEADER	LF	31	$ 55.00	$ 1,705.00	
	36" ROCK RIP-RAP @ PAVEMENT HEADER	SY	31	$ 110.00	$ 3,410.00	
	GUARDRAIL	LF		$ 30.00	$ -	
	STREET BARRICADE	EA	1	$ 1,600.00	$ 1,600.00	
	CONNECT TO EXISTING PAVEMENT HEADER	EA	6	$ 1,300.00	$ 7,800.00	
	REMOVE EXIST. BARRICADE	EA		$ 500.00	$ -	
	SAWCUT & REM. EXIST PVMNT.	LF		$ 9.00	$ -	
	SAWCUT & REM. CURB & GUT.	LF		$ 9.00	$ -	

COMMUNITY NAME: Edgewood Creek
PHASE: Phase 1B
CITY OR TOWN: Celina ETJ, Denton County

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	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	158			GROSS ACREAGE:	246.0
TYP. LOT WIDTH:	50			NET ACREAGE:	45.0
TYP. LOT DEPTH:	115			TOTAL LOTS:	**158**
TYP. PAD WIDTH:	30			TOTAL DENSITY:	3.51
TYP. PAD DEPTH:	75			LANDPLAN:	
FRONT YARD S/B:	25			CREATED BY:	
REAR YARD S/B:	20			REVIEWED BY:	RAV
SIDE YARD S/B:	5			CREATED:	01/05/23
CORNER SIDE YARD S/B:	15			REVISED:	**10/03/24**

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
	REMOVE TEMP. CONC. PVMNT.	SY		$ 10.00	$ -	
	REMOVE ASPHALT PVMNT.	SY		$ 7.00	$ -	
	GRATED EMERGENCY ENTR.	LS		$ 15,000.00	$ -	
	4" CONC. MEDIAN PVMNT.	SY		$ 25.00	$ -	
	BRICK PAVERS IN STREET	SF		$ 8.00	$ -	
	BRICK PAVERS IN MEDIAN	SF		$ 8.00	$ -	
	4' WIDE CURLEX EROSION CONTROL MATTING	LF		$ 0.60	$ -	
				STREET PAVING SUB-TOTAL	**$ 1,477,372.00**	
	SIDEWALK					
	5' CONCRETE SIDEWALK	LF	278	$ 60.00	$ 16,666.67	
	10' CONCRETE SIDEWALK	LF	1,717	$ 70.00	$ 120,190.00	meandering trail through floodplain
	BARRIER FREE RAMPS	EA	25	$ 2,500.00	$ 62,500.00	
				SIDEWALK SUB-TOTAL	**$ 199,356.67**	
	SIGNAGE & STRIPING					
	STREET SIGNS, COMBO W/STOP (W/ POSTS)	EA	9	$ 1,500.00	$ 13,500.00	
				SIGNAGE & STRIPING SUB-TOTAL	**$ 13,500.00**	
				STREET IMPROVEMENT SUB-TOTAL	**$ 1,690,228.67**	
	SITE FENCING/RETAINING WALL IMPROVEMENTS					
	RETAINING WALLS					
				RETAINING WALLS SUB-TOTAL	**$ 316,000.00**	**$2,000 cost per lot**
				SITE FENCING / RETAINING SUB-TOTAL	**$ 316,000.00**	
	DRY UTILITIES					
	ELECTRIC and GAS SERVICES	LOT	158	$ 2,000.00	$ 316,000.00	
	STREET LIGHTS	EA	12	$ 2,500.00	$ 30,000.00	
				DRY UTILITIES SUB-TOTAL	**$ 346,000.00**	
	COMMON AREA AMENITIES					
	AMENITIES					
	AMENITY CENTER	LS	1	$ 2,000,000.00	$ 2,000,000	
				TRAILS / PATHWAYS (FLATWORK) SUB-TOTAL	**$ 2,000,000**	

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Edgewood Creek	LOT COUNT:	158			GROSS ACREAGE:	246.0
PHASE: Phase 1B	TYP. LOT WIDTH:	50			NET ACREAGE:	45.0
CITY OR TOWN: Celina ETJ, Denton County	TYP. LOT DEPTH:	115			TOTAL LOTS:	**158**
	TYP. PAD WIDTH:	30			TOTAL DENSITY:	3.51
	TYP. PAD DEPTH:	75			LANDPLAN:	
	FRONT YARD S/B:	25			CREATED BY:	
	REAR YARD S/B:	20			REVIEWED BY:	RAV
	SIDE YARD S/B:	5			CREATED:	01/05/23
	CORNER SIDE YARD S/B:	15			REVISED:	**10/03/24**

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
SOFT COSTS						
	ENGINEERING & SURVEYING	LOT	158	$ 3,000.00	$ 474,000.00	
	CONSTRUCTION ADMINISTRATION	%	1%	$ 6,305,877.77	$ 63,058.78	
	CONSTRUCTION INSPECTION	%	3%	$ 1,654,090.05	$ 49,622.70	
	CONSTRUCTION MANAGEMENT	LOT	158	$ 1,200.00	$ 189,600.00	
	MATERIAL TESTING	%	2%	$ 6,305,877.77	$ 126,117.56	
	CITY FEES - FINAL PLATTING	LOT	158	$ 500 + $12 PER LOT	$ 2,396.00	City of Celina Fees
	CITY FEES - PLAN REVIEW	LOT	158	$ 180.00	$ 28,440.00	City of Celina Fees
	CITY FEES - PLAT FILING FEE	LS	1	$ 150.00	$ 150.00	City of Celina Fees
	CITY FEES - CIVIL PERMIT FEE - PUBLIC	%	3.5%	$ 4,577,558.17	$ 160,214.54	3.5% of Paving and Utilities
	CITY FEES - GRADING PERMIT	LOT	158	$ 1,000 + $20 PER AC	$ 1,900.00	City of Celina Fees
	DEVELOPER ASSESSMENT/BOND ISSUANCE CONSULTING FEE	LS	1	$ 175,000.00	$ 175,000.00	
	TREE MITIGATION	LS	1	$ 370,000.00	$ 370,000.00	
	CLUSTER MAILBOX UNIT	EA	13	$ 2,000.00	$ 26,000.00	
	GEOTECHNICAL INVESTIGATION FEES	LOT	158	$ 135.00	$ 21,330.00	
	HYDROLOGY & HYRDRAULIC STUDY (CLOMR & LOMR)	LS	1	$ 60,000.00	$ 60,000.00	
	LANDSCAPE ARCHITECT FEES	LS	1	$ 10,000.00	$ 10,000.00	
	WETLANDS INVESTIGATION	LS	1	$ 10,000.00	$ 10,000.00	
	TRAFFIC IMPACT ANALYSIS	LS	1	$ 10,000.00	$ 10,000.00	
				SOFT COSTS SUB-TOTAL	**$ 1,777,829.57**	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC.

NOTES

[1] Development cost does not include: City/District/County Fees, Bonds, & Permits

[2] Development cost does not include: Rock Excavation, Landscaping, Irrigation, Monumentation, or Common Area Amenities

[3] Professional Fees do not include: Land Entitlements, Feasibility, Boundary Survey, Topographic Survey, Tree Survey, Flood Studies, Geotechnical, Environmental, Wetlands SWPPP Administration, or Traffic Studies.

COMMUNITY NAME:	**Edgewood Creek**
PHASES:	Full Development
CITY OR TOWN:	Celina ETJ, Denton County

GROSS ACREAGE:	246.5
NET ACREAGE:	182.5
TOTAL LOTS:	**847**
TOTAL DENSITY:	4.64
CREATED BY:	CH
REVIEWED BY:	AB
CREATED:	09/25/20
REVISED:	**11/13/20**

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Direct Phase Costs		**TOTALS**	**PHASE 1**	**FUTURE**
1	Engineering	$ 2,121,840	$ 932,649	$ 1,189,191
2	Grading Site Preparation	$ 535,089	$ 105,349	$ 429,740
3	Water	$ 1,918,798	$ 549,505	$ 1,369,293
4	Sanitary Sewer	$ 2,375,579	$ 799,169	$ 1,576,410
5	Storm Drain	$ 2,287,485	$ 779,297	$ 1,508,188
6	Street Improvements	$ 6,523,050	$ 1,959,568	$ 4,563,482
7	Screening/Landscape/Ret Walls	$ -	$ -	$ -
8	Dry Utilities	$ 109,000	$ 109,000	$ -
9	MSUD Water & Sewer - Escrow	$ -	$ -	$ -
10	Contingency 5%	$ 777,664	$ 256,277	$ 521,387
11	District Formation Costs	$ -	$ -	$ -
12	FM 428 Improvements	$ -	$ -	$ -
13	ROW Acquisition	$ 3,040,000	$ 1,040,000	$ 2,000,000
		$ 19,688,506	$ 6,530,815	$ 13,157,691

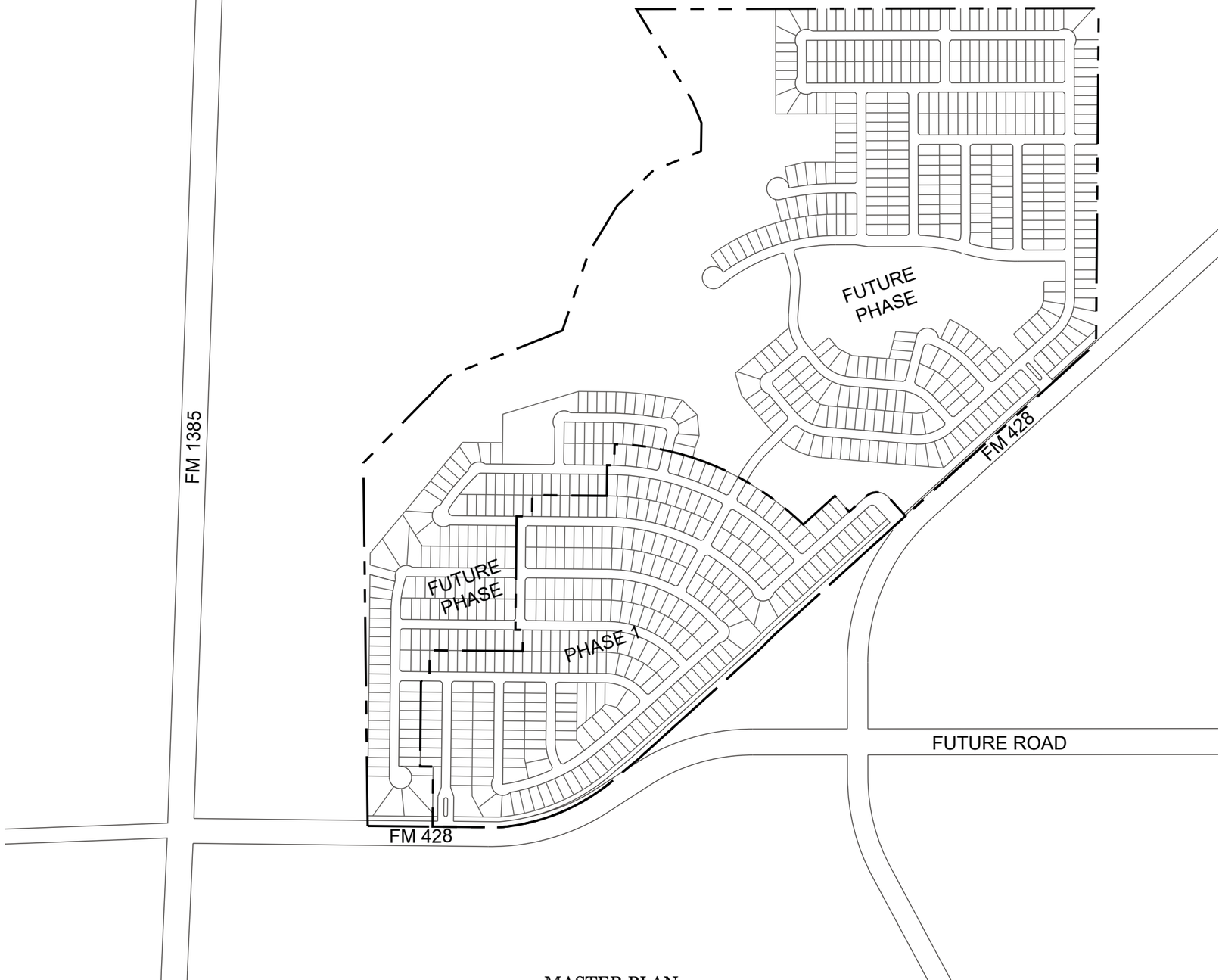
Major Improvements Costs		**TOTALS**	**PHASE 1**	**FUTURE**
1	Engineering	$ 1,038,809	$ 422,192	$ 616,617
2	Grading Site Preparation	$ -	$ -	
3	Water	$ 906,449	$ 313,025	$ 593,424
4	Sanitary Sewer	$ 818,135	$ 303,800	$ 514,335
5	Storm Drain	$ 500,000	$ 500,000	$ -
6	Street Improvements	$ 610,000	$ 610,000	$ -
7	Screening/Landscape/Ret Walls/ Trail	$ 2,119,188	$ 1,111,788	$ 1,007,400
8	Dry Utilities	$ -	$ -	$ -
9	MSUD Water & Sewer - Escrow	$ -	$ -	$ -
10	Contingency 5%	$ 375,229	$ 163,040	$ 212,189
11	District Formation Costs	$ 578,000	$ 578,000	$ -
12	FM 428 Improvements	$ 1,887,000		$ 1,887,000
13	ROW Acquisition			
		$ 8,832,811	$ 4,001,846	$ 4,830,965

Private Costs		**TOTALS**	**PHASE 1**	**FUTURE**
1	Engineering	$ 445,013	$ 15,165	$ 429,848
2	Grading Site Preparation	$ 4,085,714	$ 1,257,553	$ 2,828,161
3	Water	$ -	$ -	$ -
4	Sanitary Sewer	$ -	$ -	$ -
5	Storm Drain	$ -	$ -	$ -
6	Street Improvements	$ -	$ -	$ -
7	Screening/Landscape/Ret Walls	$ 2,820,814	$ 1,001,800	$ 1,819,014
8	Dry Utilities	$ 1,119,794	$ 421,400	$ 698,394
9	MSUD Water & Sewer - Escrow	$ 1,600,000	$ 1,600,000	$ -
10	Contingency 5%	$ 484,817	$ 214,796	$ 270,021
11	District Formation Costs	$ -	$ -	$ -
12	FM 428 Improvements	$ -	$ -	
13	City Assessment Fee	$ 250,000	$ 250,000	$ -
14	Amenity Center Improvements	$ 1,500,000	$ 1,500,000	$ -
15	Rollback Taxes	$ 140,400	$ 140,400	$ -
		$ 12,446,551	$ 6,401,113	$ 6,045,438

TOTALS	***$ 40,967,867***	***$ 16,933,773***	***$ 24,034,094***
per lot	***$ 48,368***	***$ 56,258***	***$ 44,018***
50' Lots	847	301	546
Total Lots	***847***	***301***	***546***

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



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

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING

CENTURION AMERICAN

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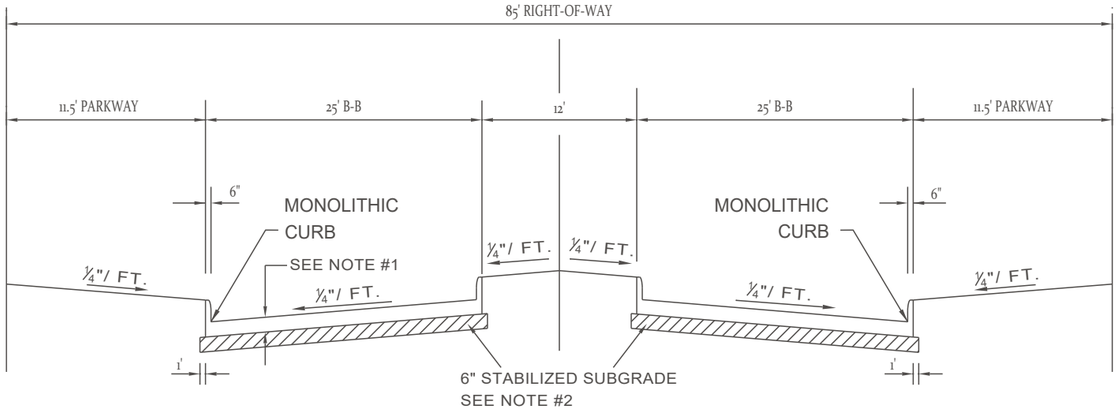
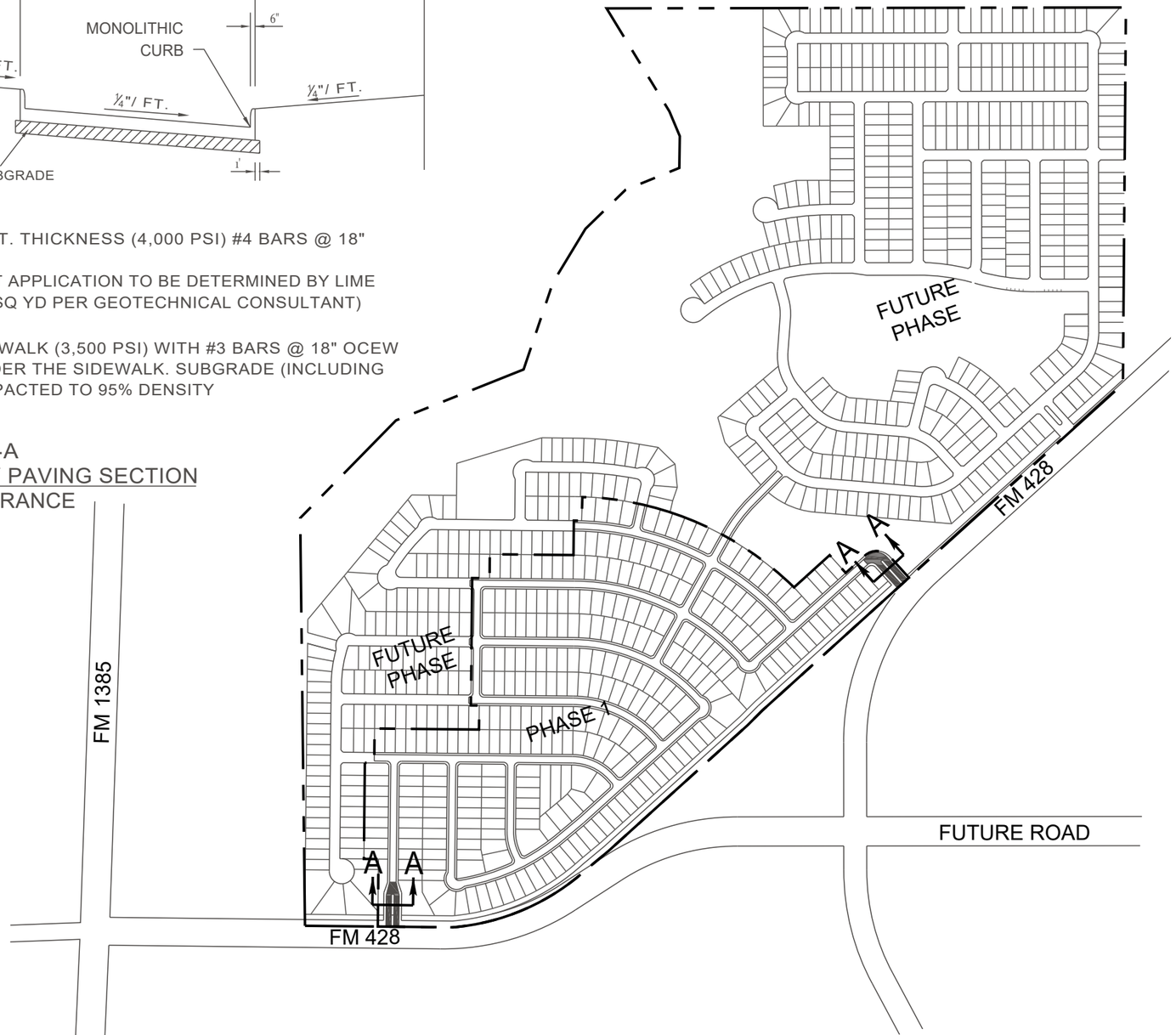


NOTES:

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

SECTION A-A
TYPICAL DIVIDED ROADWAY PAVING SECTION
SUBDIVISION ENTRANCE

SCALE: NTS



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

BARRAZA CONSULTING GROUP, LLC
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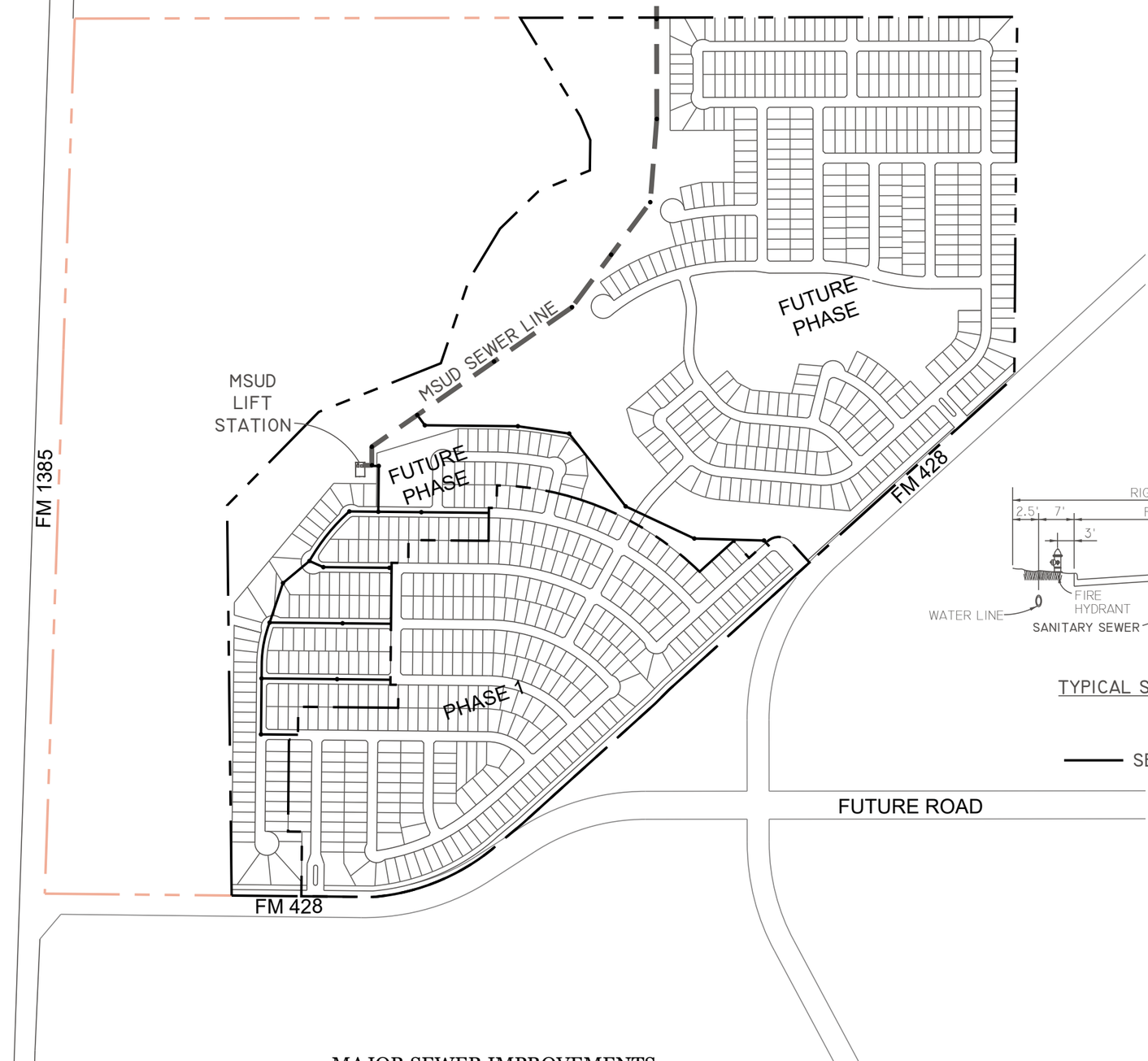

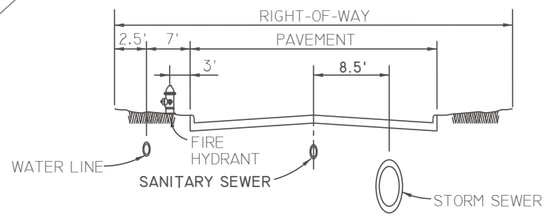

TYPICAL SEWER LOCATION
N.T.S.

SEWER LINE

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

BARRAZA CONSULTING GROUP, LLC
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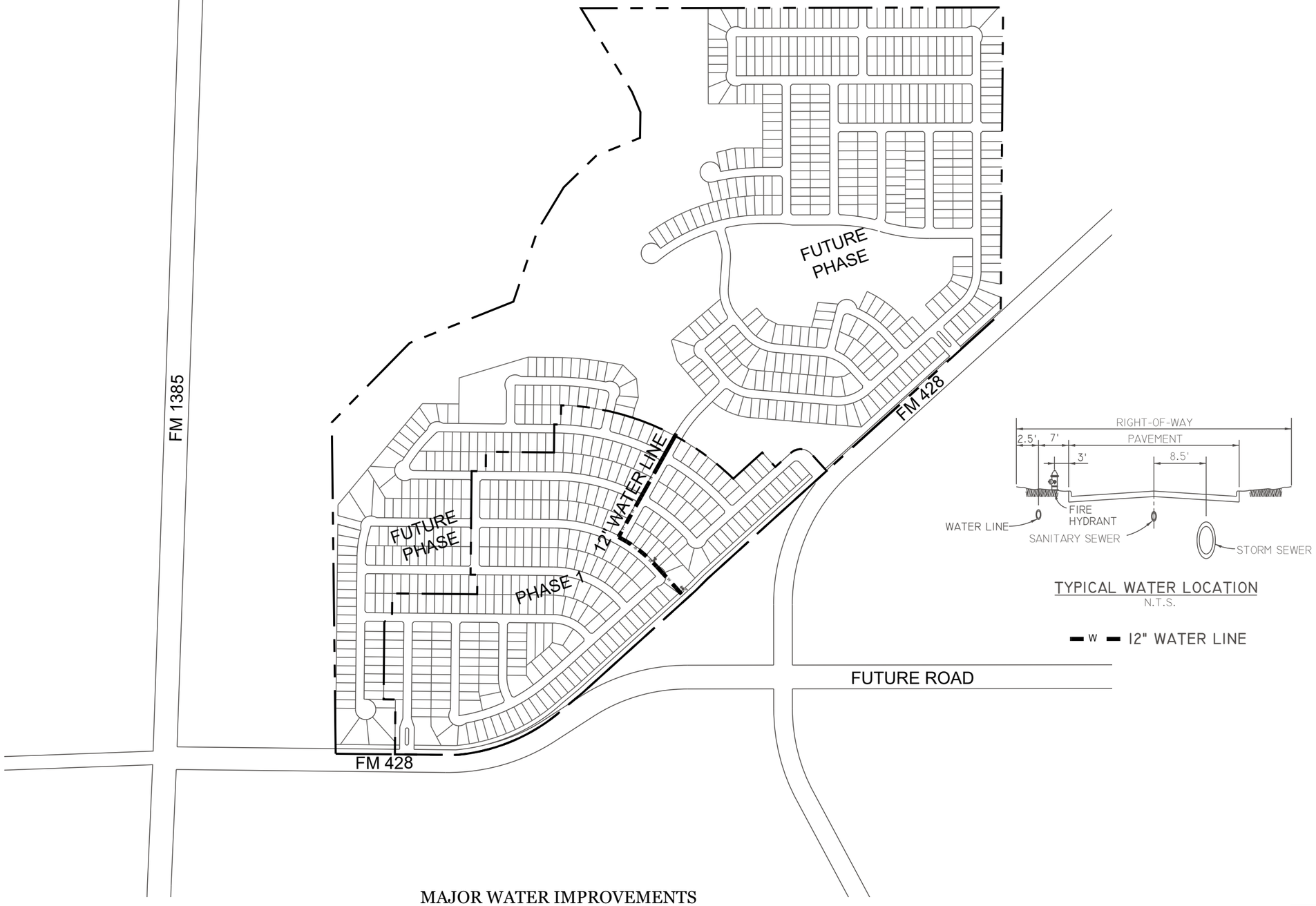

TYPICAL WATER LOCATION
N.T.S.

W 12" WATER LINE

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

BARRAZA CONSULTING GROUP, LLC
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CENTURION AMERICAN

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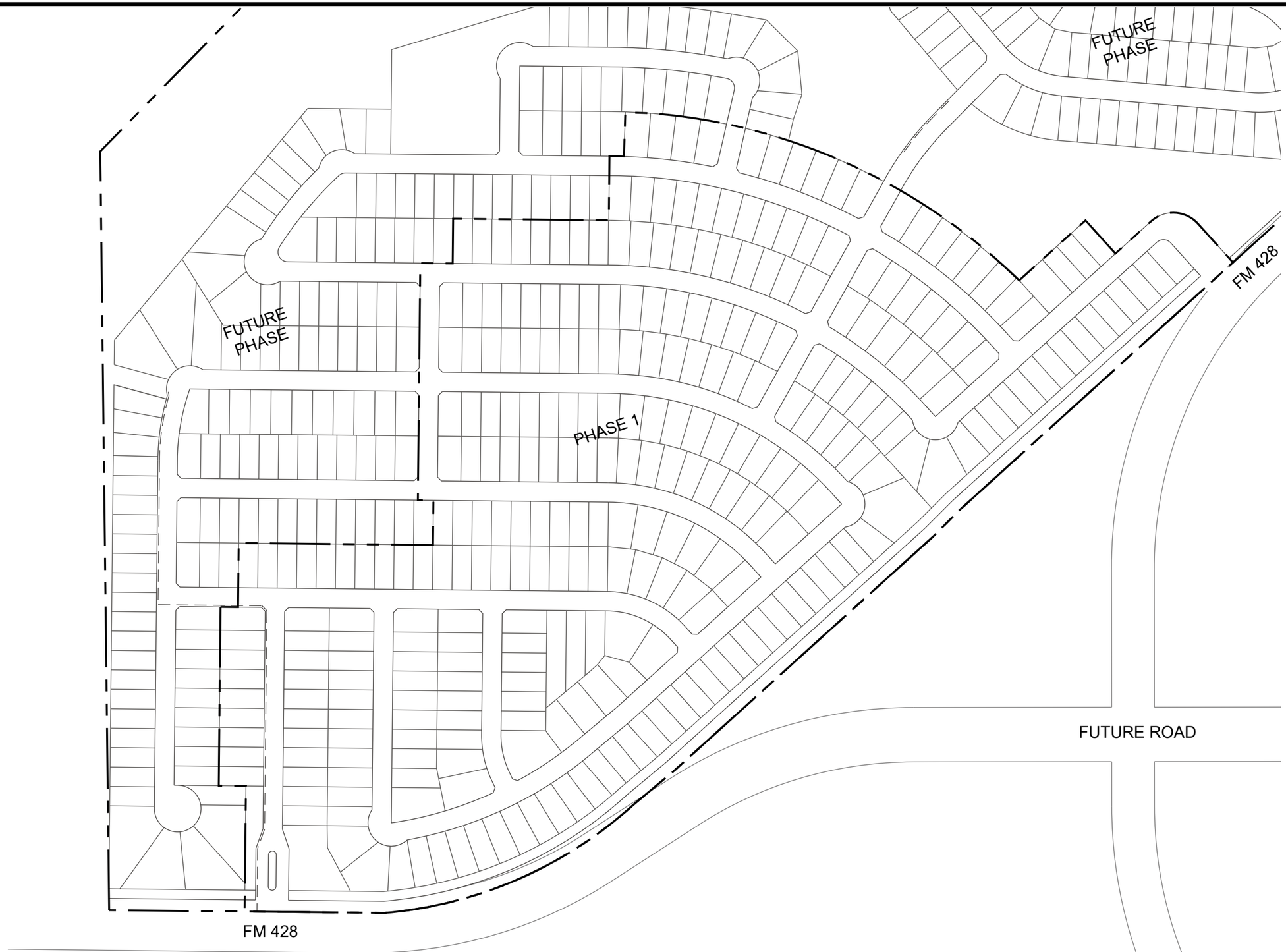

PHASE 1 MASTER PLAN
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SCALE: 1"=250'

CENTURION AMERICAN

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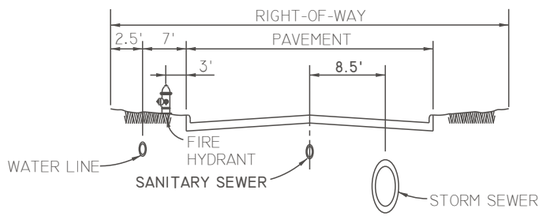

TYPICAL SEWER LOCATION
N.T.S.

SEWER LINE

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

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SCALE: 1"=250'

CENTURION AMERICAN

DATE: Oct 2020

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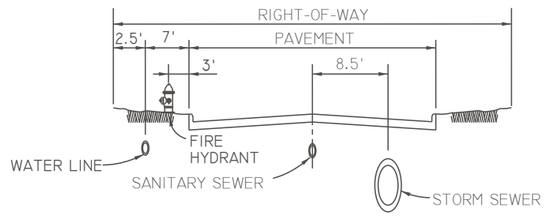

TYPICAL WATER LOCATION
N.T.S.

— W — WATER LINE

BARRAZA
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PLANNING • ENGINEERING

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

SCALE: 1"=250'

CENTURION AMERICAN

DATE: AUGUST 2020

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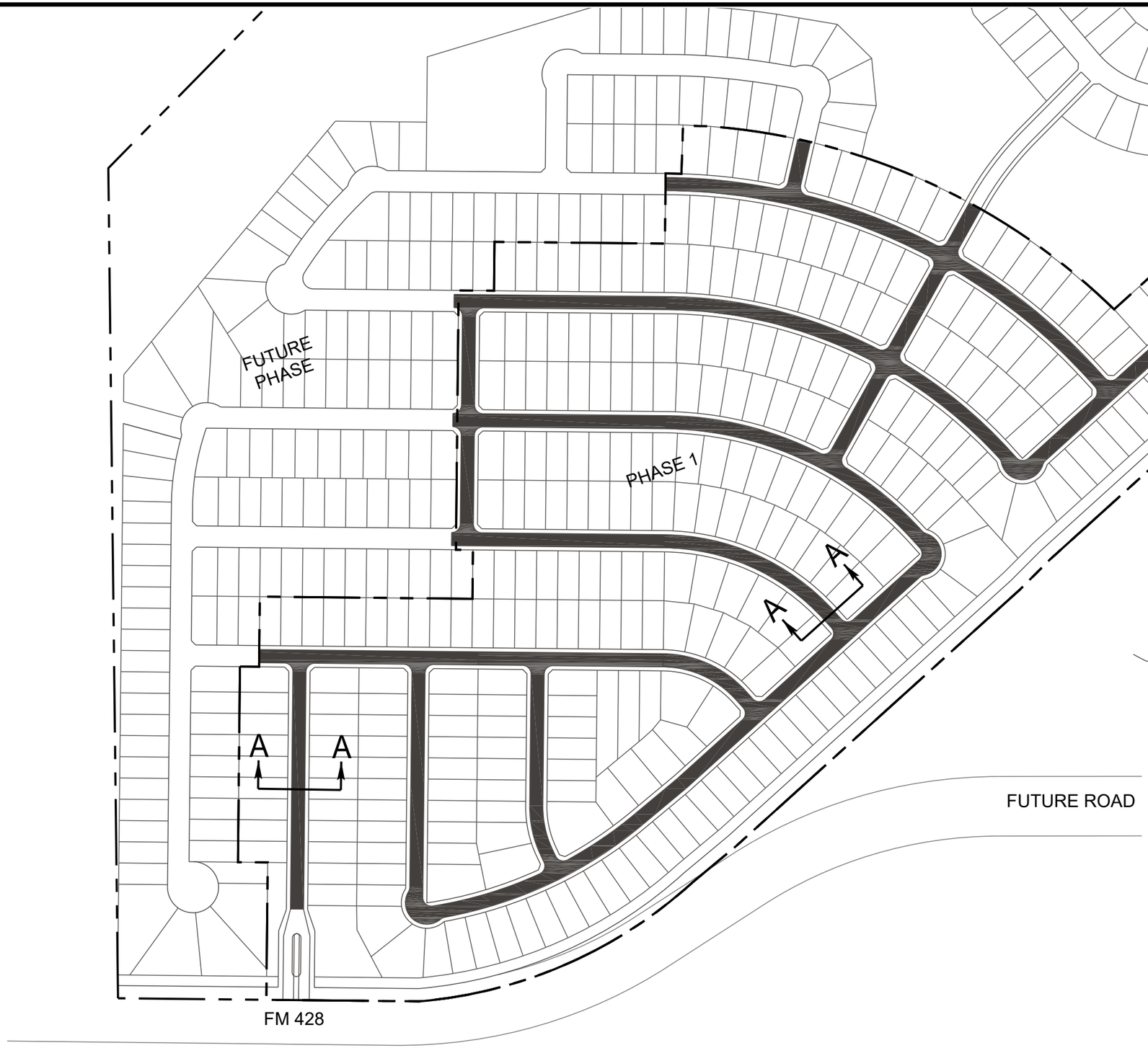

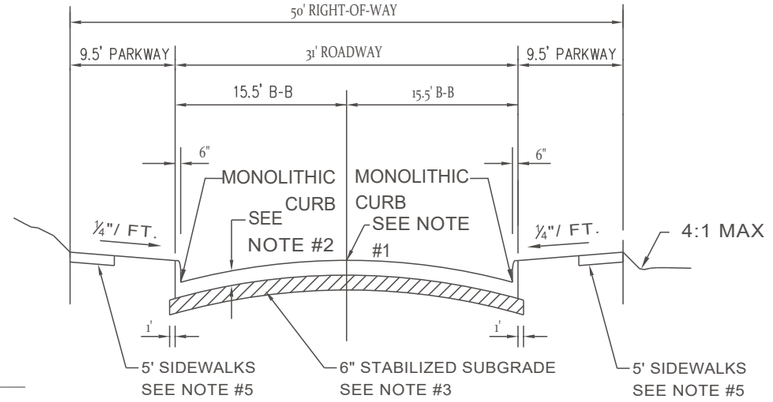

NOTES:

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

TYPICAL 31' A-A ROADWAY PAVING SECTION

SCALE: NTS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

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

SCALE: 1"=250'

DATE: AUGUST 2020

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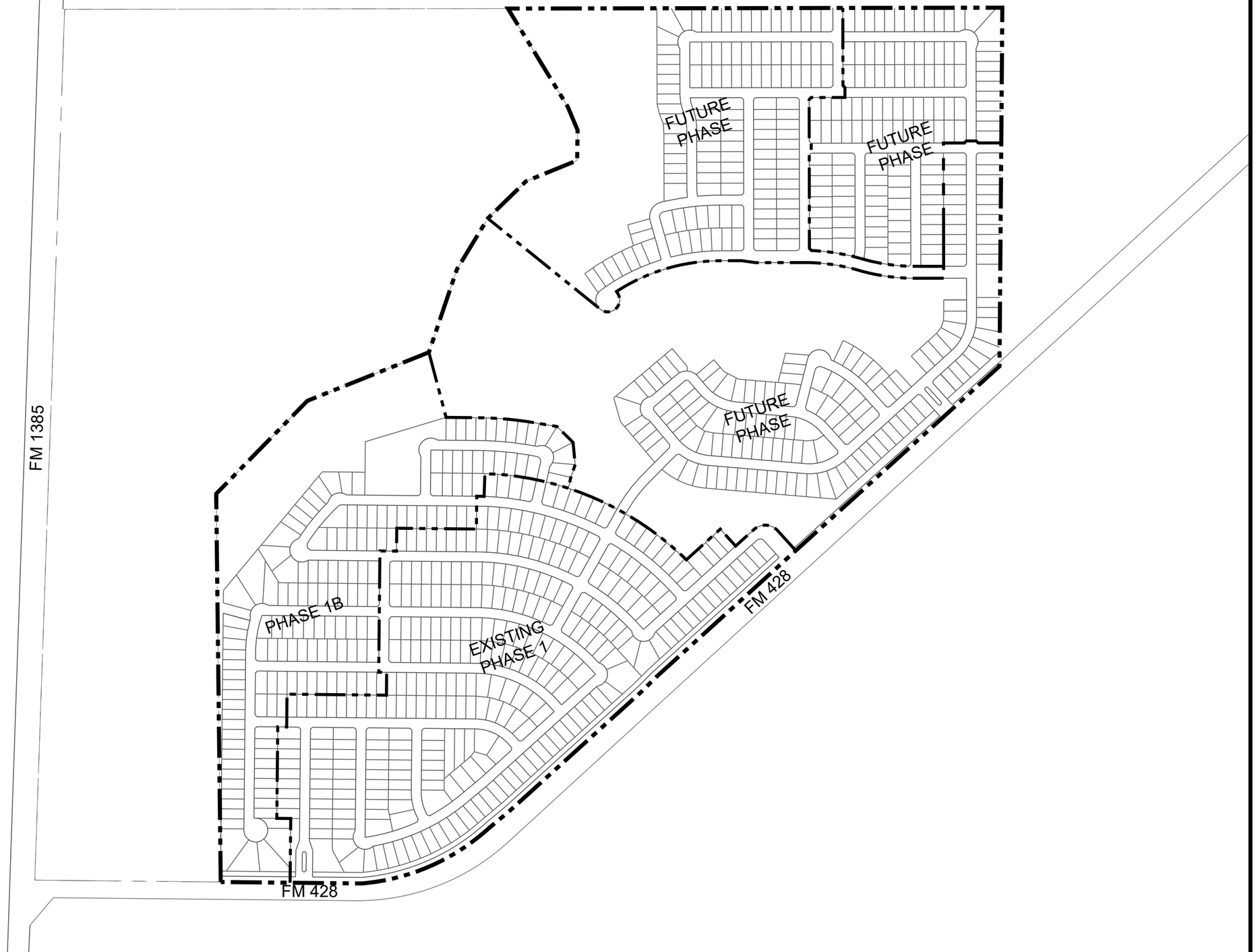

PHASE 1B MASTER PLAN
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SCALE: 1"=250'

DATE: OCTOBER 2024

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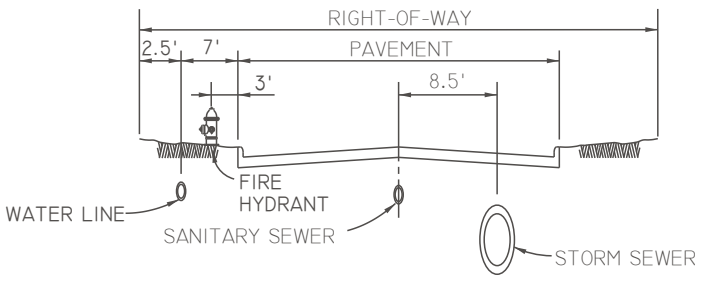

TYPICAL WATER LOCATION
N.T.S.

8" WATER LINE
12" WATER LINE

PHASE 1B

EXISTING PHASE 1

FM 428

FM 428

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

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SCALE: 1"=400'
DATE: OCTOBER 2024

CENTURION AMERICAN

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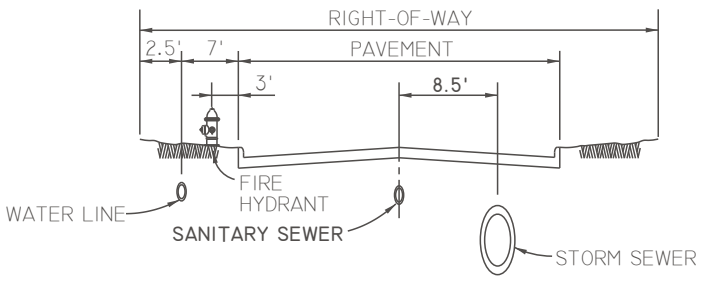

TYPICAL SEWER LOCATION
N.T.S.

8" SEWER LINE

PHASE 1B

EXISTING PHASE 1

FM 428

FM 428

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BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

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

SCALE: 1"=400'
DATE: OCTOBER 2024

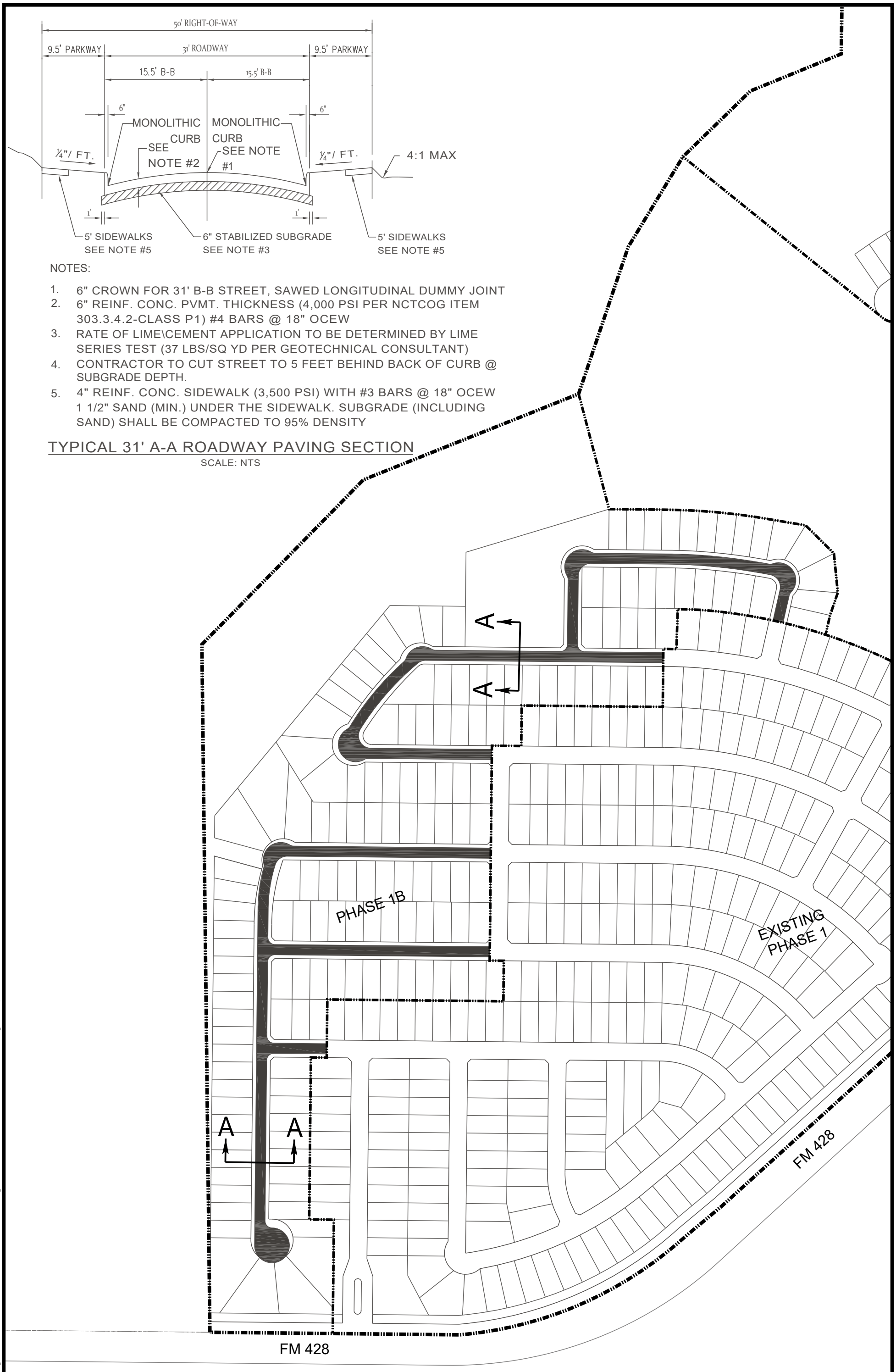
CENTURION AMERICAN

NOTES:

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

TYPICAL 31' A-A ROADWAY PAVING SECTION

SCALE: NTS



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

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SCALE: 1"=400'
DATE: OCTOBER 2024

CENTURION AMERICAN

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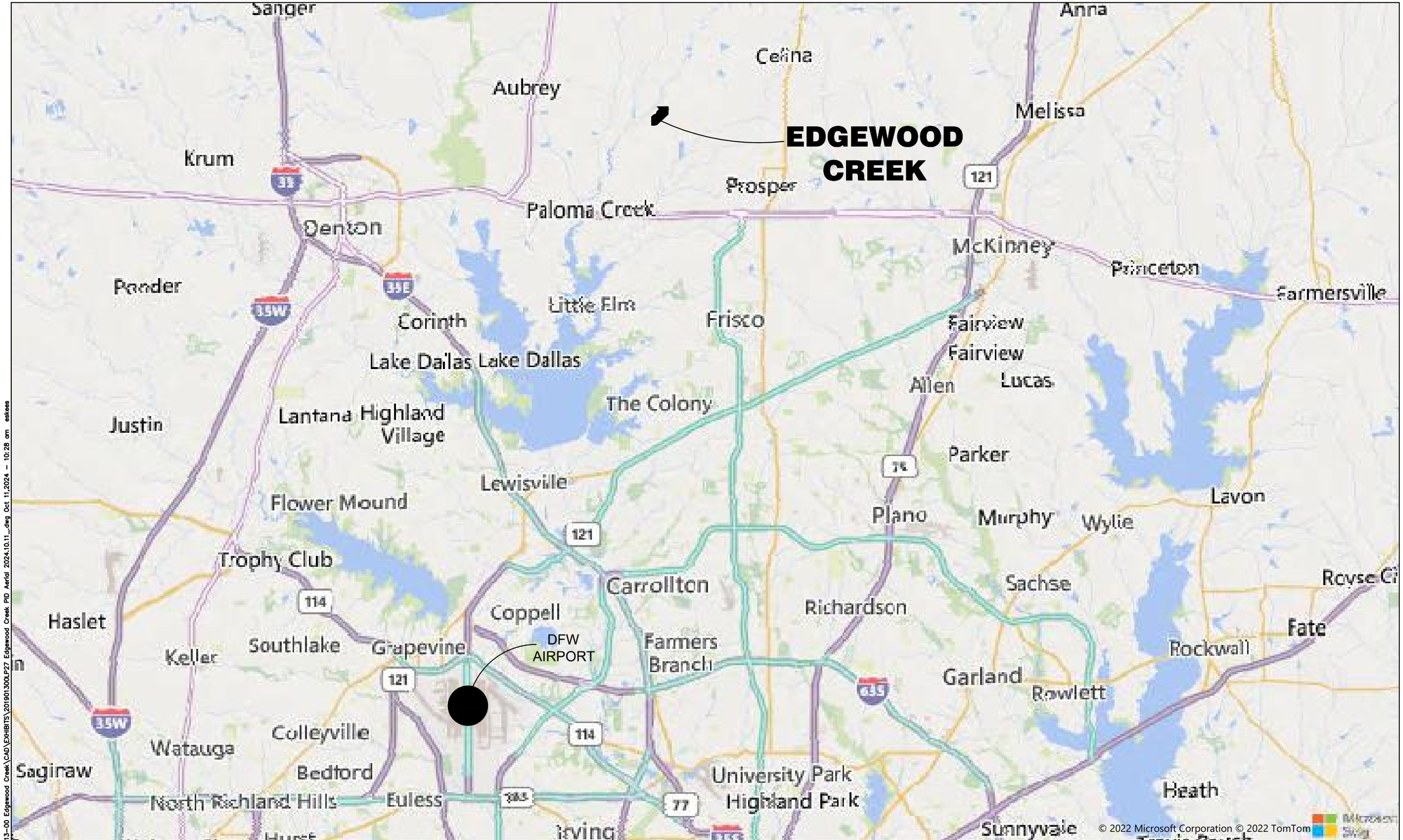

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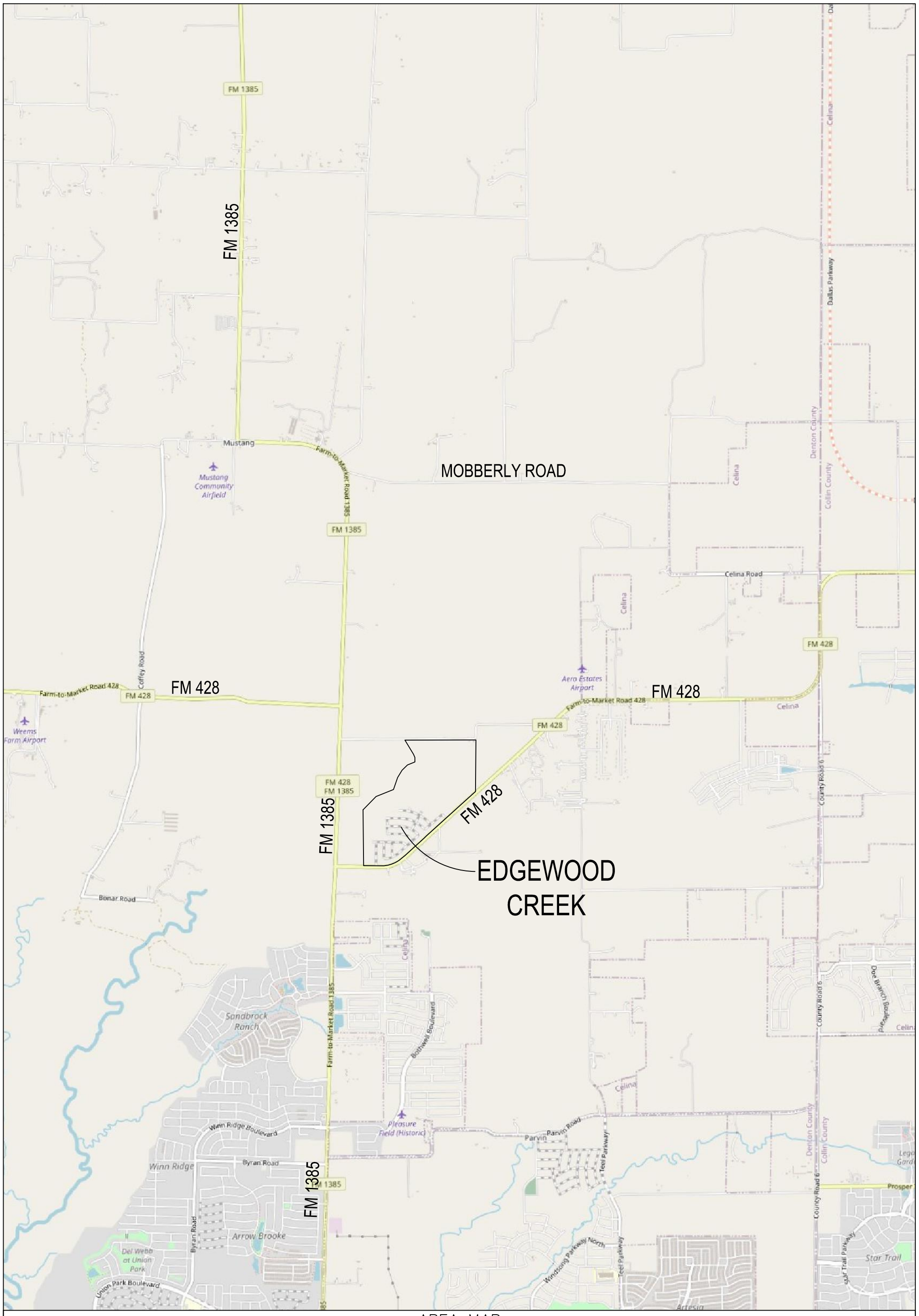
BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

REGIONAL MAP
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
DENTON COUNTY, TEXAS

SCALE: 1"=20,000'
DATE: OCTOBER 2024



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BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

AREA MAP
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
DENTON COUNTY, TEXAS

SCALE: 1"=3,000'
DATE: OCTOBER 2024

CENTURION AMERICAN

APPENDIX D
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

A) Proposed Development

The following table shows the proposed residential units to be developed within the PID.

Table D-1
Proposed Development within the PID

Description	Proposed Development	
50 Ft Lots	847	units
	847	**units**

Table D-2 below shows the proposed residential units within Phase #1.

Table D-2
Proposed Development – Phase #1

Description	Proposed Development	
50 Ft Lots	301	units
	301	**units**

Table D-3 below shows the proposed residential Lot Types within Phases #2-3.

Table D-3
Proposed Development – Phases #2-3

Description	Proposed Development	
50 Ft Lots	546	units
	546	**units**

Table D-4 below shows the proposed residential Lot Types within Improvement Area #2.

Table D-4
Proposed Development – Improvement Area #2

Description	Proposed Development	
50 Ft Lots	158	units
	158	**units**

B) Allocation of Assessments to Lots within Phase #1

The total amount of the Phase #1 Bonds and Phase #1 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Phase #1, is $8,959,757. As shown above, there are a total of 301 residential units, resulting in an Assessment per Unit of $29,766.63 (i.e. $8,959,757 ÷ 301 = $29,766.63).

Table D-5 below sets forth the Assessment per dwelling unit within Phase #1.

Table D-5
Assessment Per Unit – Phase #1

Description	Planned No. of Units	Assessment per Unit	Total Assessments
50 Ft Lots	301	$29,766.63 per dwelling unit	$8,959,757
Total	**301**		**$8,959,757**

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table D-6 below.

Table D-6
Projected Leverage – Phase #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
50 Ft Lots	301	$45,500	$300,000	$29,766.63	1.53	10.08

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table D-7 below.

Table D-7
Estimated Tax Rate Equivalent per unit – Phase #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
50 Ft Lots	301	$45,500	$300,000	$2,061	$4.53	$0.69

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

C) Allocation of Phases #2-3 Major Improvement Assessments to Lots in Phases #2-3

The total amount of the Phases #2-3 Major Improvement Bonds, which represents the total Assessment to be allocated on all Parcels within Phases #2-3, is $3,460,000. As shown above, there are a total of 546 residential units, resulting in an Assessment per Unit of $6,337.00 (i.e. $3,460,000 ÷ 546 = $6,337.00).

Table D-8 below set forth the original Assessment per dwelling unit for within Phases #2-3.

Table D-8
Assessment Per Unit – Phases #2-3 Major Improvements - Original

Description	Planned No. of Units	Assessment per Unit	Total Assessments
50 Ft Lots	546	$6,337.00 per dwelling unit	$3,460,000
Total	**546**		**$3,460,000**

The original projected leverage calculated based on the estimated land values, finished lot values and home values for each unit within Phases #2-3 is shown in Table D-9 below.

Table D-9
Projected Leverage – Phases #2-3 Major Improvements - Original

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
50 Ft Lots	546	$45,500	$300,000	$6,337.00	7.18	47.34

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within Phases #2-3 is shown in Table D-10 below.

Table D-10
Estimated Tax Rate Equivalent per unit – Phases #2-3 Major Improvements

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
50 Ft Lots	546	$45,500	$300,000	$547.55	$1.20	$0.18

The Assessment and Annual Installments for each Parcel or Lot located within Phases #2-3 is shown on the Phases #2-3 Major Improvement Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Improvement Area #2 Assessments to Lots in Improvement Area #2

The total amount of the Improvement Area #2 Assessments, which represents the total Assessment to be allocated on all Parcels within Improvement Area #2, is $4,205,000. As shown above, there are a total of 158 residential units, resulting in an Assessment per Unit of $26,613.92 (i.e. $4,205,000 ÷ 158 = $26,613.92).

Table D-11 below sets forth the Assessment per dwelling unit for within Improvement Area #2.

Table D-11
Assessment Per Unit – Improvement Area #2 Improvements - Improvement Area #2 and Phases #2-3

Description	Planned No. of Units	Assessment per Unit - IA#2	Total Assessment for IA#2	Outstanding Assessment per Unit - Phases #2-3	Combined Outstanding Assessment Per Unit	Combined Outstanding Assessment
50 Ft Lots	158	$26,613.92	$4,205,000	$6,098.90	$32,712.83	$5,168,626
Total	**158**		**$4,205,000**			**$5,168,626**

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit within Improvement Area #2 is shown in Table D-12 below.

Table D-12
Projected Leverage – Improvement Area #2 and Phases #2-3

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit - Improvement Area #2	Outstanding Assessment Per Unit - Phases #2-3	Combined Outstanding Assessment Per Unit	Combined Leverage (Lot Value)	Combined Leverage (Home Value)
50 Ft Lots	158	$110,000	$575,000	$26,613.92	$6,098.90	$32,712.83	3.36	17.58

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within Improvement Area #2 is shown in Table D-13 below.

Table D-13
Estimated Tax Rate Equivalent per unit – Improvement Area #2 only

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
50 Ft Lots	158	$110,000	$575,000	$2,289.32	$2.08	$0.40

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within Improvement Area #2 is shown in Table D-14 on the following page.

Table D-14
Estimated Tax Rate Equivalent per unit – Improvement Area #2 and Phases #2-3

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit - Improvement Area #2	Projected Average Annual Installment per unit - Phases #2-3	Projected Total Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
50 Ft Lots	158	$110,000	$575,000	$2,289.32	$530.02	$2,819.34	$2.56	$0.49

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #2 is shown on the Improvement Area #2 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX E
PHASES #2-3 MAJOR IMPROVEMENT ASSESSMENT ROLL

Appendix E
Phases #2-3 Major Improvement Assessment Roll

Parcel	**All Parcels**
Units	**546**
Assessment	**$3,460,000**

Year [1]	Principal	Interest	Administrative Expenses[2]	Additional Interest Reserve	Debt Service Reserve Fund	Capitalized Interest	Total Annual Installment[3]
9/30/2021	$0	$105,358	$35,000	$17,300	$0	($105,358)	$52,300
9/30/2022	$0	$182,350	$35,700	$17,300	$0	($182,350)	$53,000
9/30/2023	$65,000	$182,350	$36,414	$17,300	$0	$0	$301,064
9/30/2024	$65,000	$179,263	$37,142	$16,975	$0	$0	$298,380
9/30/2025	$70,000	$176,175	$37,885	$16,650	$0	$0	$300,710
9/30/2026	$70,000	$172,850	$38,643	$16,300	$0	$0	$297,793
9/30/2027	$75,000	$169,525	$39,416	$15,950	$0	$0	$299,891
9/30/2028	$80,000	$165,963	$40,204	$15,575	$0	$0	$301,741
9/30/2029	$80,000	$162,163	$41,008	$15,175	$0	$0	$298,346
9/30/2030	$85,000	$158,363	$41,828	$14,775	$0	$0	$299,966
9/30/2031	$90,000	$154,325	$42,665	$14,350	$0	$0	$301,340
9/30/2032	$90,000	$150,050	$43,518	$13,900	$0	$0	$297,468
9/30/2033	$95,000	$145,325	$44,388	$13,450	$0	$0	$298,163
9/30/2034	$100,000	$140,338	$45,276	$12,975	$0	$0	$298,589
9/30/2035	$105,000	$135,088	$46,182	$12,475	$0	$0	$298,744
9/30/2036	$110,000	$129,575	$47,105	$11,950	$0	$0	$298,630
9/30/2037	$115,000	$123,800	$48,047	$11,400	$0	$0	$298,247
9/30/2038	$120,000	$117,763	$49,008	$10,825	$0	$0	$297,596
9/30/2039	$130,000	$111,463	$49,989	$10,225	$0	$0	$301,676
9/30/2040	$135,000	$104,638	$50,988	$9,575	$0	$0	$300,201
9/30/2041	$140,000	$97,550	$52,008	$8,900	$0	$0	$298,458
9/30/2042	$145,000	$90,200	$53,048	$8,200	$0	$0	$296,448
9/30/2043	$155,000	$82,225	$54,109	$7,475	$0	$0	$298,809
9/30/2044	$165,000	$73,700	$55,191	$6,700	$0	$0	$300,591
9/30/2045	$170,000	$64,625	$56,295	$5,875	$0	$0	$296,795
9/30/2046	$180,000	$55,275	$57,421	$5,025	$0	$0	$297,721
9/30/2047	$190,000	$45,375	$58,570	$4,125	$0	$0	$298,070
9/30/2048	$200,000	$34,925	$59,741	$3,175	$0	$0	$297,841
9/30/2049	$210,000	$23,925	$60,936	$2,175	$0	$0	$297,036
9/30/2050	$225,000	$12,375	$62,155	$1,125	($247,350)	$0	$53,305
Total	**$3,460,000**	**$3,546,895**	**$1,419,883**	**$337,200**	**($247,350)**	**($287,708)**	**$8,228,920**

1 – The 9/30/XX dates represent the fiscal year end for the Bonds

2- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

3- Annual Installments are calculated assuming an interest rate of 4.750% for years 2021 through 2031, 5.250% for years 2032 through 2041, and 5.50% for years 2042 through 2050 on the Bonds plus the Additional Interest and Administrative Expenses.

Phases #2-3 Assessment Roll Summary - 2024-25

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
960071	105	50	1	$413,382	$8,690	$20,623	$2,067	$4,698	($696.50)	$35,382
960118	33	50	1	$401,566	$8,441.33	$20,033.91	$2,007.83	$4,563.75	($676.59)	$34,370.23
52672	139	50	1	$1,239,583	$26,057.31	$61,842.11	$6,197.92	$14,087.70	($2,088.54)	$106,096.49
960214	269	50	1	$1,275,468	$26,811.64	$63,632.38	$6,377.34	$14,495.52	($2,149.00)	$109,167.88
Total	**546**			**$3,330,000**	**$70,000.00**	**$166,131.81**	**$16,650.00**	**$37,845.00**	**($5,610.64)**	**$285,016.17**

Phases #2-3 Major Improvement TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid1	2023 Tax Increment	2024-25 TIRZ Credit Revenue	2024-25 TIRZ Credit
960071	$0.00	$7,763.95	$7,763.95	($3,649.05)	($3,649.05)
960118	$0.00	$5.55	$5.55	($2.61)	($2.61)
52672	$0.00	$4,150.42	$4,150.42	($1,950.70)	($1,950.70)
960214	$0.00	$17.61	$17.61	($8.28)	($8.28)
Total	**$0.00**	**$11,937.52**	**$11,937.52**	**($5,610.64)**	**($5,610.64)**

1- Taxes paid do not Include penalty and interest.

APPENDIX F
PHASE #1 ASSESSMENT ROLL

Appendix F
Phase #1 Assessment Roll

Parcel	**All Parcels**
Units	**301**
Assessment	**$8,959,757**

Year [1]	Principal & Interest[2]	Principal & Interest[3]	Administrative Expenses[4]	Additional Interest Reserve	Debt Service Reserve Fund	Capitalized Interest	Total Annual Installment
9/30/2021	$108,658	$274,167	$35,000	$22,325	$0	($108,658)	$331,492
9/30/2022	$188,063	$273,268	$35,700	$22,325	$0	($188,063)	$331,293
9/30/2023	$283,063	$274,023	$36,414	$22,325	$0	$0	$615,825
9/30/2024	$279,975	$273,596	$37,142	$21,850	$0	$0	$612,563
9/30/2025	$281,888	$274,031	$37,885	$21,375	$0	$0	$615,179
9/30/2026	$278,638	$274,284	$38,643	$20,875	$0	$0	$612,439
9/30/2027	$280,388	$275,354	$39,416	$20,375	$0	$0	$615,532
9/30/2028	$281,450	$275,195	$40,204	$19,850	$0	$0	$616,699
9/30/2029	$282,325	$275,854	$41,008	$19,300	$0	$0	$618,487
9/30/2030	$278,013	$276,284	$41,828	$18,725	$0	$0	$614,849
9/30/2031	$278,700	$276,485	$42,665	$18,150	$0	$0	$616,000
9/30/2032	$279,200	$277,458	$43,518	$17,550	$0	$0	$617,726
9/30/2033	$278,888	$277,157	$44,388	$16,925	$0	$0	$617,358
9/30/2034	$278,363	$278,627	$45,276	$16,275	$0	$0	$618,541
9/30/2035	$277,625	$278,778	$46,182	$15,600	$0	$0	$618,184
9/30/2036	$276,675	$279,654	$47,105	$14,900	$0	$0	$618,334
9/30/2037	$275,513	$280,210	$48,047	$14,175	$0	$0	$617,945
9/30/2038	$279,138	$280,446	$49,008	$13,425	$0	$0	$622,017
9/30/2039	$277,338	$281,363	$49,989	$12,625	$0	$0	$621,314
9/30/2040	$275,325	$281,914	$50,988	$11,800	$0	$0	$620,027
9/30/2041	$278,100	$283,099	$52,008	$10,950	$0	$0	$624,157
9/30/2042	$275,450	$282,873	$53,048	$10,050	$0	$0	$621,421
9/30/2043	$277,125	$284,282	$54,109	$9,125	$0	$0	$624,641
9/30/2044	$278,350	$285,233	$55,191	$8,150	$0	$0	$626,924
9/30/2045	$279,125	$285,727	$56,295	$7,125	$0	$0	$628,273
9/30/2046	$274,450	$286,765	$57,421	$6,050	$0	$0	$624,686
9/30/2047	$274,550	$288,299	$58,570	$4,950	$0	$0	$626,369
9/30/2048	$274,200	$289,286	$59,741	$3,800	$0	$0	$627,027
9/30/2049	$278,400	$289,724	$60,936	$2,600	$0	$0	$631,660
9/30/2050	$276,925	$288,613	$62,155	$1,325	($283,063)	$0	$345,955
Total	**$8,085,896**	**$8,402,049**	**$1,419,883**	**$424,875**	**($283,063)**	**($296,721)**	**$17,752,919**

1 – The 9/30/XX dates represent the fiscal year end for the Bonds

2- Annual Installments are calculated assuming an interest rate of 3.250% for years 2021 through 2026, 3.750% for years 2027 through 2031, 4.250% for years 2032 through 2041, and 4.50% for years 2042 through 2050 on the Phase #1 Bonds.

2- Annual Installments are calculated assuming an interest rate of 4.57% on the Phase #1 Reimbursement Agreement.

4- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix F
Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment
1020232	1	50	$28,027
1020233	1	50	$28,027
1020234	1	50	$28,027
1020235	1	50	$28,027
1020236	1	50	$28,027
1020237	1	50	$28,027
1020238	1	50	$28,027
1020239	1	50	$28,027
1020240	1	50	$28,027
1020241	1	50	$28,027
1020242	1	50	$28,027
1020243	1	50	$28,027
1020244	1	50	$28,027
1020245	1	50	$28,027
1020246	1	50	$28,027
1020247	1	50	$28,027
1020248	1	50	$28,027
1020249	1	50	$28,027
1020250	1	50	$28,027
1020251	1	50	$28,027
1020252	1	50	$28,027
1020253	1	50	$28,027
1020254	1	50	$28,027
1020255	1	50	$28,027
1020256	1	50	$28,027
1020257	1	50	$28,027
1020258	1	50	$28,027
1020259	1	50	$28,027
1020260	1	50	$28,027
1020261	1	50	$28,027
1020262	1	50	$28,027
1020263	1	50	$28,027
1020264	1	50	$28,027
1020265	1	50	$28,027
1020266	1	50	$28,027
1020267	1	50	$28,027
1020268	1	50	$28,027

Appendix F

Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment
1020269	1	50	$28,027
1020270	1	50	$28,027
1020271	1	50	$28,027
1020272	1	50	$28,027
1020273	1	50	$28,027
1020274	1	50	$28,027
1020275	1	50	$28,027
1020276	1	50	$28,027
1020277	1	50	$28,027
1020278	1	50	$28,027
1020279	1	50	$28,027
1020280	1	50	$28,027
1020281	1	50	$28,027
1020282	1	50	$28,027
1020283	1	50	$28,027
1020284	1	50	$28,027
1020285	1	50	$28,027
1020286	1	50	$28,027
1020287	1	50	$28,027
1020288	1	50	$28,027
1020289	1	50	$28,027
1020290	1	50	$28,027
1020291	1	50	$28,027
1020292	1	50	$28,027
1020293	1	50	$28,027
1020294	1	50	$28,027
1020295	1	50	$28,027
1020296	1	50	$28,027
1020297	1	50	$28,027
1020298	1	50	$28,027
1020299	1	50	$28,027
1020300	1	50	$28,027
1020301	1	50	$28,027
1020302	1	50	$28,027
1020303	1	50	$28,027
1020304	1	50	$28,027
1020305	1	50	$28,027
1020306	1	50	$28,027
1020307	1	50	$28,027
1020308	1	50	$28,027

Appendix F

Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment
1020309	1	50	$28,027
1020310	1	50	$28,027
1020311	1	50	$28,027
1020312	1	50	$28,027
1020313	1	50	$28,027
1020314	1	50	$28,027
1020315	1	50	$28,027
1020316	1	50	$28,027
1020317	1	50	$28,027
1020318	1	50	$28,027
1020319	1	50	$28,027
1020320	1	50	$28,027
1020321	1	50	$28,027
1020322	1	50	$28,027
1020323	1	50	$28,027
1020324	1	50	$28,027
1020325	1	50	$28,027
1020326	1	50	$28,027
1020327	1	50	$28,027
1020328	1	50	$28,027
1020329	1	50	$28,027
1020330	1	50	$28,027
1020331	1	50	$28,027
1020332	1	50	$28,027
1020333	1	50	$28,027
1020334	1	50	$28,027
1020335	1	50	$28,027
1020336	1	50	$28,027
1020337	1	50	$28,027
1020338	1	50	$28,027
1020339	1	50	$28,027
1020340	1	50	$28,027
1020341	1	50	$28,027
1020342	1	50	$28,027
1020343	1	50	$28,027
1020344	1	50	$28,027
1020345	1	50	$28,027
1020346	1	50	$28,027
1020347	1	50	$28,027
1020348	1	50	$28,027

Appendix F

Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment
1020349	1	50	$28,027
1020350	1	50	$28,027
1020351	1	50	$28,027
1020352	1	50	$28,027
1020353	1	50	$28,027
1020354	1	50	$28,027
1020355	1	50	$28,027
1020356	1	50	$28,027
1020357	1	50	$28,027
1020358	1	50	$28,027
1020359	1	50	$28,027
1020360	1	50	$28,027
1020361	1	50	$28,027
1020362	1	50	$28,027
1020363	1	50	$28,027
1020364	1	50	$28,027
1020365	1	50	$28,027
1020366	1	50	$28,027
1020367	1	50	$28,027
1020368	1	50	$28,027
1020369	1	50	$28,027
1020370	1	50	$28,027
1020371	1	50	$28,027
1020372	1	50	$28,027
1020373	1	50	$28,027
1020374	1	50	$28,027
1020375	1	50	$28,027
1020376	1	50	$28,027
1020377	1	50	$28,027
1020378	1	50	$28,027
1020379	1	50	$28,027
1020380	1	50	$28,027
1020381	1	50	$28,027
1020382	1	50	$28,027
1020383	1	50	$28,027
1020384	1	50	$28,027
1020385	1	50	$28,027
1020386	1	50	$28,027
1020387	1	50	$28,027
1020388	1	50	$28,027

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Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment
1020389	1	50	$28,027
1020390	1	50	$28,027
1020391	1	50	$28,027
1020392	1	50	$28,027
1020393	1	50	$28,027
1020394	1	50	$28,027
1020395	1	50	$28,027
1020396	1	50	$28,027
1020397	1	50	$28,027
1020398	1	50	$28,027
1020399	1	50	$28,027
1020400	1	50	$28,027
1020401	0	0	$0
1020402	0	0	$0
1020403	0	0	$0
1020404	1	50	$28,027
1020405	1	50	$28,027
1020406	1	50	$28,027
1020407	1	50	$28,027
1020408	1	50	$28,027
1020409	1	50	$28,027
1020410	1	50	$28,027
1020411	1	50	$28,027
1020412	1	50	$28,027
1020413	1	50	$28,027
1020414	1	50	$28,027
1020415	1	50	$28,027
1020416	1	50	$28,027
1020417	1	50	$28,027
1020418	1	50	$28,027
1020419	1	50	$28,027
1020420	1	50	$28,027
1020421	1	50	$28,027
1020422	1	50	$28,027
1020423	1	50	$28,027
1020424	1	50	$28,027
1020425	1	50	$28,027
1020426	1	50	$28,027
1020427	1	50	$28,027
1020428	1	50	$28,027

Appendix F

Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment
1020429	1	50	$28,027
1020430	1	50	$28,027
1020431	1	50	$28,027
1020432	1	50	$28,027
1020433	1	50	$28,027
1020434	1	50	$28,027
1020435	1	50	$28,027
1020436	1	50	$28,027
1020437	1	50	$28,027
1020438	1	50	$28,027
1020439	1	50	$28,027
1020440	1	50	$28,027
1020441	1	50	$28,027
1020442	1	50	$28,027
1020443	1	50	$28,027
1020444	1	50	$28,027
1020445	1	50	$28,027
1020446	1	50	$28,027
1020447	1	50	$28,027
1020448	1	50	$28,027
1020449	1	50	$28,027
1020450	1	50	$28,027
1020451	1	50	$28,027
1020452	1	50	$28,027
1020453	1	50	$28,027
1020454	1	50	$28,027
1020455	1	50	$28,027
1020456	1	50	$28,027
1020457	1	50	$28,027
1020458	1	50	$28,027
1020459	1	50	$28,027
1020460	1	50	$28,027
1020461	1	50	$28,027
1020462	1	50	$28,027
1020463	1	50	$28,027
1020464	1	50	$28,027
1020465	1	50	$28,027
1020466	1	50	$28,027
1020467	1	50	$28,027
1020468	1	50	$28,027

Appendix F

Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment
1020469	1	50	$28,027
1020470	1	50	$28,027
1020471	1	50	$28,027
1020472	1	50	$28,027
1020473	1	50	$28,027
1020474	1	50	$28,027
1020475	1	50	$28,027
1020476	1	50	$28,027
1020477	1	50	$28,027
1020478	1	50	$28,027
1020479	1	50	$28,027
1020480	1	50	$28,027
1020481	1	50	$28,027
1020482	1	50	$28,027
1020483	1	50	$28,027
1020484	1	50	$28,027
1020485	1	50	$28,027
1020486	1	50	$28,027
1020487	1	50	$28,027
1020488	1	50	$28,027
1020489	1	50	$28,027
1020490	1	50	$28,027
1020491	1	50	$28,027
1020492	1	50	$28,027
1020493	1	50	$28,027
1020494	1	50	$28,027
1020495	1	50	$28,027
1020496	1	50	$28,027
1020497	1	50	$28,027
1020498	1	50	$28,027
1020499	1	50	$28,027
1020500	1	50	$28,027
1020501	1	50	$28,027
1020502	1	50	$28,027
1020503	1	50	$28,027
1020504	1	50	$28,027
1020505	1	50	$28,027
1020506	1	50	$28,027
1020507	1	50	$28,027
1020508	1	50	$28,027

Appendix F

Phase #1 Assessment Roll Summary - 2024-25

Parcel	No. of units	Lot Size	Total Outstanding Assessment
1020509	1	50	$28,027
1020510	1	50	$28,027
1020511	1	50	$28,027
1020512	1	50	$28,027
1020513	1	50	$28,027
1020514	1	50	$28,027
1020515	1	50	$28,027
1020516	1	50	$28,027
1020517	1	50	$28,027
1020518	1	50	$28,027
1020519	0	0	$0
1020520	0	0	$0
1020521	0	0	$0
1020522	0	0	$0
1020523	0	0	$0
1020524	1	50	$28,027
1020525	1	50	$28,027
1020526	1	50	$28,027
1020527	1	50	$28,027
1020528	1	50	$28,027
1020529	1	50	$28,027
1020530	1	50	$28,027
1020531	1	50	$28,027
1020532	1	50	$28,027
1020533	1	50	$28,027
1020534	1	50	$28,027
1020535	1	50	$28,027
1020536	1	50	$28,027
1020537	1	50	$28,027
1020538	1	50	$28,027
1020539	1	50	$28,027
1020540	1	50	$28,027
	301		**$8,436,214.80**

Appendix F
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit
1020232	$0.00	$91.13	$91.13	($42.83)
1020233	$0.00	$91.13	$91.13	($42.83)
1020234	$0.00	$91.13	$91.13	($42.83)
1020235	$0.00	$91.13	$91.13	($42.83)
1020236	$0.00	$91.13	$91.13	($42.83)
1020237	$0.00	$91.13	$91.13	($42.83)
1020238	$0.00	$91.13	$91.13	($42.83)
1020239	$0.00	$91.13	$91.13	($42.83)
1020240	$0.00	$91.13	$91.13	($42.83)
1020241	$0.00	$91.13	$91.13	($42.83)
1020242	$0.00	$91.13	$91.13	($42.83)
1020243	$0.00	$91.13	$91.13	($42.83)
1020244	$0.00	$91.13	$91.13	($42.83)
1020245	$0.00	$91.13	$91.13	($42.83)
1020246	$0.00	$91.13	$91.13	($42.83)
1020247	$0.00	$91.13	$91.13	($42.83)
1020248	$0.00	$91.13	$91.13	($42.83)
1020249	$0.00	$91.13	$91.13	($42.83)
1020250	$0.00	$91.13	$91.13	($42.83)
1020251	$0.00	$91.13	$91.13	($42.83)
1020252	$0.00	$91.13	$91.13	($42.83)
1020253	$0.00	$91.13	$91.13	($42.83)
1020254	$0.00	$91.13	$91.13	($42.83)
1020255	$0.00	$91.13	$91.13	($42.83)
1020256	$0.00	$91.13	$91.13	($42.83)
1020257	$0.00	$91.13	$91.13	($42.83)
1020258	$0.00	$91.13	$91.13	($42.83)
1020259	$0.00	$91.13	$91.13	($42.83)
1020260	$0.00	$91.13	$91.13	($42.83)
1020261	$0.00	$91.13	$91.13	($42.83)
1020262	$0.00	$91.13	$91.13	($42.83)
1020263	$0.00	$91.13	$91.13	($42.83)
1020264	$0.00	$91.13	$91.13	($42.83)
1020265	$0.00	$91.13	$91.13	($42.83)
1020266	$0.00	$91.13	$91.13	($42.83)
1020267	$0.00	$91.13	$91.13	($42.83)
1020268	$0.00	$91.13	$91.13	($42.83)
1020269	$0.00	$91.13	$91.13	($42.83)
1020270	$0.00	$91.13	$91.13	($42.83)
1020271	$0.00	$91.13	$91.13	($42.83)

Appendix F
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit
1020272	$0.00	$91.13	$91.13	($42.83)
1020273	$0.00	$91.13	$91.13	($42.83)
1020274	$0.00	$91.13	$91.13	($42.83)
1020275	$0.00	$91.13	$91.13	($42.83)
1020276	$0.00	$91.13	$91.13	($42.83)
1020277	$0.00	$91.13	$91.13	($42.83)
1020278	$0.00	$91.13	$91.13	($42.83)
1020279	$0.00	$91.13	$91.13	($42.83)
1020280	$0.00	$91.13	$91.13	($42.83)
1020281	$0.00	$91.13	$91.13	($42.83)
1020282	$0.00	$91.13	$91.13	($42.83)
1020283	$0.00	$91.13	$91.13	($42.83)
1020284	$0.00	$91.13	$91.13	($42.83)
1020285	$0.00	$91.13	$91.13	($42.83)
1020286	$0.00	$91.13	$91.13	($42.83)
1020287	$0.00	$91.13	$91.13	($42.83)
1020288	$0.00	$91.13	$91.13	($42.83)
1020289	$0.00	$91.13	$91.13	($42.83)
1020290	$0.00	$91.13	$91.13	($42.83)
1020291	$0.00	$91.13	$91.13	($42.83)
1020292	$0.00	$91.13	$91.13	($42.83)
1020293	$0.00	$91.13	$91.13	($42.83)
1020294	$0.00	$91.13	$91.13	($42.83)
1020295	$0.00	$91.13	$91.13	($42.83)
1020296	$0.00	$91.13	$91.13	($42.83)
1020297	$0.00	$91.13	$91.13	($42.83)
1020298	$0.00	$91.13	$91.13	($42.83)
1020299	$0.00	$91.13	$91.13	($42.83)
1020300	$0.00	$91.13	$91.13	($42.83)
1020301	$0.00	$91.13	$91.13	($42.83)
1020302	$0.00	$91.13	$91.13	($42.83)
1020303	$0.00	$91.13	$91.13	($42.83)
1020304	$0.00	$91.13	$91.13	($42.83)
1020305	$0.00	$91.13	$91.13	($42.83)
1020306	$0.00	$91.13	$91.13	($42.83)
1020307	$0.00	$91.13	$91.13	($42.83)
1020308	$0.00	$91.13	$91.13	($42.83)
1020309	$0.00	$91.13	$91.13	($42.83)
1020310	$0.00	$91.13	$91.13	($42.83)
1020311	$0.00	$91.13	$91.13	($42.83)

Appendix F
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit
1020312	$0.00	$91.13	$91.13	($42.83)
1020313	$0.00	$91.13	$91.13	($42.83)
1020314	$0.00	$91.13	$91.13	($42.83)
1020315	$0.00	$91.13	$91.13	($42.83)
1020316	$0.00	$91.13	$91.13	($42.83)
1020317	$0.00	$91.13	$91.13	($42.83)
1020318	$0.00	$91.13	$91.13	($42.83)
1020319	$0.00	$91.13	$91.13	($42.83)
1020320	$0.00	$91.13	$91.13	($42.83)
1020321	$0.00	$91.13	$91.13	($42.83)
1020322	$0.00	$91.13	$91.13	($42.83)
1020323	$0.00	$91.13	$91.13	($42.83)
1020324	$0.00	$91.13	$91.13	($42.83)
1020325	$0.00	$91.13	$91.13	($42.83)
1020326	$0.00	$91.13	$91.13	($42.83)
1020327	$0.00	$91.13	$91.13	($42.83)
1020328	$0.00	$91.13	$91.13	($42.83)
1020329	$0.00	$91.13	$91.13	($42.83)
1020330	$0.00	$91.13	$91.13	($42.83)
1020331	$0.00	$91.13	$91.13	($42.83)
1020332	$0.00	$91.13	$91.13	($42.83)
1020333	$0.00	$91.13	$91.13	($42.83)
1020334	$0.00	$91.13	$91.13	($42.83)
1020335	$0.00	$91.13	$91.13	($42.83)
1020336	$0.00	$91.13	$91.13	($42.83)
1020337	$0.00	$91.13	$91.13	($42.83)
1020338	$0.00	$91.13	$91.13	($42.83)
1020339	$0.00	$91.13	$91.13	($42.83)
1020340	$0.00	$91.13	$91.13	($42.83)
1020341	$0.00	$91.13	$91.13	($42.83)
1020342	$0.00	$91.13	$91.13	($42.83)
1020343	$0.00	$91.13	$91.13	($42.83)
1020344	$0.00	$91.13	$91.13	($42.83)
1020345	$0.00	$91.13	$91.13	($42.83)
1020346	$0.00	$91.13	$91.13	($42.83)
1020347	$0.00	$91.13	$91.13	($42.83)
1020348	$0.00	$91.13	$91.13	($42.83)
1020349	$0.00	$91.13	$91.13	($42.83)
1020350	$0.00	$91.13	$91.13	($42.83)
1020351	$0.00	$91.13	$91.13	($42.83)

Appendix F
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit
1020352	$0.00	$91.13	$91.13	($42.83)
1020353	$0.00	$91.13	$91.13	($42.83)
1020354	$0.00	$91.13	$91.13	($42.83)
1020355	$0.00	$91.13	$91.13	($42.83)
1020356	$0.00	$91.13	$91.13	($42.83)
1020357	$0.00	$91.13	$91.13	($42.83)
1020358	$0.00	$91.13	$91.13	($42.83)
1020359	$0.00	$91.13	$91.13	($42.83)
1020360	$0.00	$91.13	$91.13	($42.83)
1020361	$0.00	$91.13	$91.13	($42.83)
1020362	$0.00	$91.13	$91.13	($42.83)
1020363	$0.00	$91.13	$91.13	($42.83)
1020364	$0.00	$91.13	$91.13	($42.83)
1020365	$0.00	$91.13	$91.13	($42.83)
1020366	$0.00	$91.13	$91.13	($42.83)
1020367	$0.00	$91.13	$91.13	($42.83)
1020368	$0.00	$91.13	$91.13	($42.83)
1020369	$0.00	$91.13	$91.13	($42.83)
1020370	$0.00	$91.13	$91.13	($42.83)
1020371	$0.00	$91.13	$91.13	($42.83)
1020372	$0.00	$91.13	$91.13	($42.83)
1020373	$0.00	$91.13	$91.13	($42.83)
1020374	$0.00	$91.13	$91.13	($42.83)
1020375	$0.00	$91.13	$91.13	($42.83)
1020376	$0.00	$91.13	$91.13	($42.83)
1020377	$0.00	$91.13	$91.13	($42.83)
1020378	$0.00	$91.13	$91.13	($42.83)
1020379	$0.00	$91.13	$91.13	($42.83)
1020380	$0.00	$91.13	$91.13	($42.83)
1020381	$0.00	$91.13	$91.13	($42.83)
1020382	$0.00	$91.13	$91.13	($42.83)
1020383	$0.00	$91.13	$91.13	($42.83)
1020384	$0.00	$91.13	$91.13	($42.83)
1020385	$0.00	$91.13	$91.13	($42.83)
1020386	$0.00	$91.13	$91.13	($42.83)
1020387	$0.00	$91.13	$91.13	($42.83)
1020388	$0.00	$91.13	$91.13	($42.83)
1020389	$0.00	$91.13	$91.13	($42.83)
1020390	$0.00	$91.13	$91.13	($42.83)
1020391	$0.00	$91.13	$91.13	($42.83)

Appendix F
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit
1020392	$0.00	$91.13	$91.13	($42.83)
1020393	$0.00	$91.13	$91.13	($42.83)
1020394	$0.00	$91.13	$91.13	($42.83)
1020395	$0.00	$91.13	$91.13	($42.83)
1020396	$0.00	$91.13	$91.13	($42.83)
1020397	$0.00	$91.13	$91.13	($42.83)
1020398	$0.00	$91.13	$91.13	($42.83)
1020399	$0.00	$91.13	$91.13	($42.83)
1020400	$0.00	$91.13	$91.13	($42.83)
1020401	$0.00	$0.00	$0.00	$0.00
1020402	$0.00	$0.00	$0.00	$0.00
1020403	$0.00	$0.00	$0.00	$0.00
1020404	$0.00	$91.13	$91.13	($42.83)
1020405	$0.00	$91.13	$91.13	($42.83)
1020406	$0.00	$91.13	$91.13	($42.83)
1020407	$0.00	$91.13	$91.13	($42.83)
1020408	$0.00	$91.13	$91.13	($42.83)
1020409	$0.00	$91.13	$91.13	($42.83)
1020410	$0.00	$91.13	$91.13	($42.83)
1020411	$0.00	$91.13	$91.13	($42.83)
1020412	$0.00	$91.13	$91.13	($42.83)
1020413	$0.00	$91.13	$91.13	($42.83)
1020414	$0.00	$91.13	$91.13	($42.83)
1020415	$0.00	$91.13	$91.13	($42.83)
1020416	$0.00	$91.13	$91.13	($42.83)
1020417	$0.00	$91.13	$91.13	($42.83)
1020418	$0.00	$91.13	$91.13	($42.83)
1020419	$0.00	$91.13	$91.13	($42.83)
1020420	$0.00	$91.13	$91.13	($42.83)
1020421	$0.00	$91.13	$91.13	($42.83)
1020422	$0.00	$91.13	$91.13	($42.83)
1020423	$0.00	$91.13	$91.13	($42.83)
1020424	$0.00	$91.13	$91.13	($42.83)
1020425	$0.00	$91.13	$91.13	($42.83)
1020426	$0.00	$91.13	$91.13	($42.83)
1020427	$0.00	$91.13	$91.13	($42.83)
1020428	$0.00	$91.13	$91.13	($42.83)
1020429	$0.00	$91.13	$91.13	($42.83)
1020430	$0.00	$91.13	$91.13	($42.83)
1020431	$0.00	$91.13	$91.13	($42.83)

Appendix F
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit
1020432	$0.00	$91.13	$91.13	($42.83)
1020433	$0.00	$91.13	$91.13	($42.83)
1020434	$0.00	$91.13	$91.13	($42.83)
1020435	$0.00	$91.13	$91.13	($42.83)
1020436	$0.00	$91.13	$91.13	($42.83)
1020437	$0.00	$91.13	$91.13	($42.83)
1020438	$0.00	$91.13	$91.13	($42.83)
1020439	$0.00	$91.13	$91.13	($42.83)
1020440	$0.00	$91.13	$91.13	($42.83)
1020441	$0.00	$91.13	$91.13	($42.83)
1020442	$0.00	$91.13	$91.13	($42.83)
1020443	$0.00	$91.13	$91.13	($42.83)
1020444	$0.00	$91.13	$91.13	($42.83)
1020445	$0.00	$91.13	$91.13	($42.83)
1020446	$0.00	$91.13	$91.13	($42.83)
1020447	$0.00	$91.13	$91.13	($42.83)
1020448	$0.00	$91.13	$91.13	($42.83)
1020449	$0.00	$91.13	$91.13	($42.83)
1020450	$0.00	$91.13	$91.13	($42.83)
1020451	$0.00	$91.13	$91.13	($42.83)
1020452	$0.00	$91.13	$91.13	($42.83)
1020453	$0.00	$91.13	$91.13	($42.83)
1020454	$0.00	$91.13	$91.13	($42.83)
1020455	$0.00	$91.13	$91.13	($42.83)
1020456	$0.00	$91.13	$91.13	($42.83)
1020457	$0.00	$91.13	$91.13	($42.83)
1020458	$0.00	$91.13	$91.13	($42.83)
1020459	$0.00	$91.13	$91.13	($42.83)
1020460	$0.00	$91.13	$91.13	($42.83)
1020461	$0.00	$91.13	$91.13	($42.83)
1020462	$0.00	$91.13	$91.13	($42.83)
1020463	$0.00	$91.13	$91.13	($42.83)
1020464	$0.00	$91.13	$91.13	($42.83)
1020465	$0.00	$91.13	$91.13	($42.83)
1020466	$0.00	$91.13	$91.13	($42.83)
1020467	$0.00	$91.13	$91.13	($42.83)
1020468	$0.00	$91.13	$91.13	($42.83)
1020469	$0.00	$91.13	$91.13	($42.83)
1020470	$0.00	$91.13	$91.13	($42.83)
1020471	$0.00	$91.13	$91.13	($42.83)

Appendix F
Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit
1020472	$0.00	$91.13	$91.13	($42.83)
1020473	$0.00	$91.13	$91.13	($42.83)
1020474	$0.00	$91.13	$91.13	($42.83)
1020475	$0.00	$91.13	$91.13	($42.83)
1020476	$0.00	$91.13	$91.13	($42.83)
1020477	$0.00	$91.13	$91.13	($42.83)
1020478	$0.00	$91.13	$91.13	($42.83)
1020479	$0.00	$91.13	$91.13	($42.83)
1020480	$0.00	$91.13	$91.13	($42.83)
1020481	$0.00	$91.13	$91.13	($42.83)
1020482	$0.00	$91.13	$91.13	($42.83)
1020483	$0.00	$91.13	$91.13	($42.83)
1020484	$0.00	$91.13	$91.13	($42.83)
1020485	$0.00	$91.13	$91.13	($42.83)
1020486	$0.00	$91.13	$91.13	($42.83)
1020487	$0.00	$91.13	$91.13	($42.83)
1020488	$0.00	$91.13	$91.13	($42.83)
1020489	$0.00	$91.13	$91.13	($42.83)
1020490	$0.00	$91.13	$91.13	($42.83)
1020491	$0.00	$91.13	$91.13	($42.83)
1020492	$0.00	$91.13	$91.13	($42.83)
1020493	$0.00	$91.13	$91.13	($42.83)
1020494	$0.00	$91.13	$91.13	($42.83)
1020495	$0.00	$91.13	$91.13	($42.83)
1020496	$0.00	$91.13	$91.13	($42.83)
1020497	$0.00	$91.13	$91.13	($42.83)
1020498	$0.00	$91.13	$91.13	($42.83)
1020499	$0.00	$91.13	$91.13	($42.83)
1020500	$0.00	$91.13	$91.13	($42.83)
1020501	$0.00	$91.13	$91.13	($42.83)
1020502	$0.00	$91.13	$91.13	($42.83)
1020503	$0.00	$91.13	$91.13	($42.83)
1020504	$0.00	$91.13	$91.13	($42.83)
1020505	$0.00	$91.13	$91.13	($42.83)
1020506	$0.00	$91.13	$91.13	($42.83)
1020507	$0.00	$91.13	$91.13	($42.83)
1020508	$0.00	$91.13	$91.13	($42.83)
1020509	$0.00	$91.13	$91.13	($42.83)
1020510	$0.00	$91.13	$91.13	($42.83)
1020511	$0.00	$91.13	$91.13	($42.83)

Appendix F

Phase #1 TIRZ Credit Calculation - 2024-25

Parcel	Base Year Taxes Paid	2023 Taxes Paid[1]	2023 Tax Increment	2024-25 TIRZ Credit
1020512	$0.00	$91.13	$91.13	($42.83)
1020513	$0.00	$91.13	$91.13	($42.83)
1020514	$0.00	$91.13	$91.13	($42.83)
1020515	$0.00	$91.13	$91.13	($42.83)
1020516	$0.00	$91.13	$91.13	($42.83)
1020517	$0.00	$91.13	$91.13	($42.83)
1020518	$0.00	$91.13	$91.13	($42.83)
1020519	$0.00	$0.00	$0.00	$0.00
1020520	$0.00	$0.00	$0.00	$0.00
1020521	$0.00	$0.00	$0.00	$0.00
1020522	$0.00	$0.00	$0.00	$0.00
1020523	$0.00	$0.00	$0.00	$0.00
1020524	$0.00	$91.13	$91.13	($42.83)
1020525	$0.00	$91.13	$91.13	($42.83)
1020526	$0.00	$91.13	$91.13	($42.83)
1020527	$0.00	$91.13	$91.13	($42.83)
1020528	$0.00	$91.13	$91.13	($42.83)
1020529	$0.00	$91.13	$91.13	($42.83)
1020530	$0.00	$91.13	$91.13	($42.83)
1020531	$0.00	$91.13	$91.13	($42.83)
1020532	$0.00	$91.13	$91.13	($42.83)
1020533	$0.00	$91.13	$91.13	($42.83)
1020534	$0.00	$91.13	$91.13	($42.83)
1020535	$0.00	$91.13	$91.13	($42.83)
1020536	$0.00	$91.13	$91.13	($42.83)
1020537	$0.00	$91.13	$91.13	($42.83)
1020538	$0.00	$91.13	$91.13	($42.83)
1020539	$0.00	$91.13	$91.13	($42.83)
1020540	$0.00	$91.13	$91.13	($42.83)
309	**$0.00**	**$27,428.64**	**$27,428.64**	**($12,891.46)**

1- Taxes paid do not Include penalty and interest.

APPENDIX G
IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix G-1
Improvement Area #2 Assessment Roll

Parcel	**960071, 52672, 960118**
Units	**158**
Assessment	**$4,205,000**

Year [1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
9/1/25	$59,000	$268,700	$35,000	$362,700
9/1/26	$62,000	$264,929	$35,700	$362,629
9/1/27	$65,000	$260,968	$36,414	$362,382
9/1/28	$68,000	$256,814	$37,142	$361,956
9/1/29	$71,000	$252,469	$37,885	$361,354
9/1/30	$75,000	$247,932	$38,643	$361,575
9/1/31	$79,000	$243,140	$39,416	$361,555
9/1/32	$83,000	$238,091	$40,204	$361,295
9/1/33	$87,000	$232,788	$41,008	$360,796
9/1/34	$92,000	$227,228	$41,828	$361,057
9/1/35	$97,000	$221,350	$42,665	$361,014
9/1/36	$102,000	$215,151	$43,518	$360,669
9/1/37	$108,000	$208,634	$44,388	$361,022
9/1/38	$114,000	$201,732	$45,276	$361,009
9/1/39	$120,000	$194,448	$46,182	$360,629
9/1/40	$127,000	$186,780	$47,105	$360,885
9/1/41	$134,000	$178,664	$48,047	$360,712
9/1/42	$142,000	$170,102	$49,008	$361,110
9/1/43	$150,000	$161,028	$49,989	$361,017
9/1/44	$159,000	$151,443	$50,988	$361,431
9/1/45	$168,000	$141,283	$52,008	$361,291
9/1/46	$178,000	$130,548	$53,048	$361,596
9/1/47	$189,000	$119,174	$54,109	$362,283
9/1/48	$200,000	$107,096	$55,191	$362,288
9/1/49	$212,000	$94,316	$56,295	$362,612
9/1/50	$224,000	$80,770	$57,421	$362,191
9/1/51	$238,000	$66,456	$58,570	$363,026
9/1/52	$252,000	$51,248	$59,741	$362,989
9/1/53	$267,000	$35,145	$60,936	$363,081
9/1/54	$283,000	$18,084	$62,155	$363,238
Total	**$4,205,000**	**$5,226,509**	**$1,419,883**	**$10,851,392**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #2 Assessments.
2- Annual Installments are calculated assuming an interest rate of 6.39%.
4- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-2
Improvement Area #2 Assessment Roll

Lot Type	**50 Ft Lots**
Assessment	**$26,614**

Year [1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
9/1/25	$373	$1,701	$222	$2,296
9/1/26	$392	$1,677	$226	$2,295
9/1/27	$411	$1,652	$230	$2,294
9/1/28	$430	$1,625	$235	$2,291
9/1/29	$449	$1,598	$240	$2,287
9/1/30	$475	$1,569	$245	$2,288
9/1/31	$500	$1,539	$249	$2,288
9/1/32	$525	$1,507	$254	$2,287
9/1/33	$551	$1,473	$260	$2,284
9/1/34	$582	$1,438	$265	$2,285
9/1/35	$614	$1,401	$270	$2,285
9/1/36	$646	$1,362	$275	$2,283
9/1/37	$684	$1,320	$281	$2,285
9/1/38	$722	$1,277	$287	$2,285
9/1/39	$759	$1,231	$292	$2,282
9/1/40	$804	$1,182	$298	$2,284
9/1/41	$848	$1,131	$304	$2,283
9/1/42	$899	$1,077	$310	$2,286
9/1/43	$949	$1,019	$316	$2,285
9/1/44	$1,006	$959	$323	$2,288
9/1/45	$1,063	$894	$329	$2,287
9/1/46	$1,127	$826	$336	$2,289
9/1/47	$1,196	$754	$342	$2,293
9/1/48	$1,266	$678	$349	$2,293
9/1/49	$1,342	$597	$356	$2,295
9/1/50	$1,418	$511	$363	$2,292
9/1/51	$1,506	$421	$371	$2,298
9/1/52	$1,595	$324	$378	$2,297
9/1/53	$1,690	$222	$386	$2,298
9/1/54	$1,791	$114	$393	$2,299
Total	**$26,614**	**$33,079**	**$8,987**	**$68,680**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #2 Assessments.
2- Annual Installments are calculated assuming an interest rate of 6.39%.
4- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX H
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Edgewood Creek Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Karla Stovall
Date:	January 14, 2025
Re:	Edgewood Creek Reimbursement Agreement

Action Requested:
Consider and act upon a Resolution approving and authorizing the Mayor to execute the Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement and resolving other related matters. (Stovall)

Background Information:
The Reimbursement agreement for Edgewood Creek PID Improvement Area #2 provides for a reimbursement of costs to First Texas Homes. The Service and Assessment Plan (SAP) approved by City Council during the public hearing portion of the January 14 ,2025 City Council meeting established $6,285,698 as the cost of the Improvement Area #2 Improvements, a portion of which is to be assessed against Improvement Area #2 of the District Property.

Until such time as bonds secured by the Improvement Area #2 Assessments Revenues are issued in the future, the collected Improvement Area #2 Assessment Revenues will be deposited into an Improvement Area #2 Assessment Fund and used to reimburse Developer and its assigns, pursuant to a completed Reimbursement Payment Request, for the Improvement Area #2 Improvements Costs, previously advanced by the Developer in an amount not to exceed $4,205,000.00, plus interest.

At such time as the City issues Edgewood Creek PID Bonds for Improvement Area #2, any remaining amounts due under the reimbursement agreement are expected to be paid from the proceeds of such future Bonds in order to satisfy the obligation to the Developer.

Legal Review:
This item has been reviewed and approved.

Supporting Documents:

1. Edgewood Creek PID Agreement Presentation
2. Celina Edgwood Creek PID IA #2 2024 - Resolution Approving Reimbursement Agreement (FINAL w ATTACHMENT)

Financial Consideration:

Reimbursement Agreement for Edgewood Creek PID IA #2

Staff Recommendation:

Staff recommends approval.

EDGEWOOD CREEK PID IMPROVEMENT AREA #2

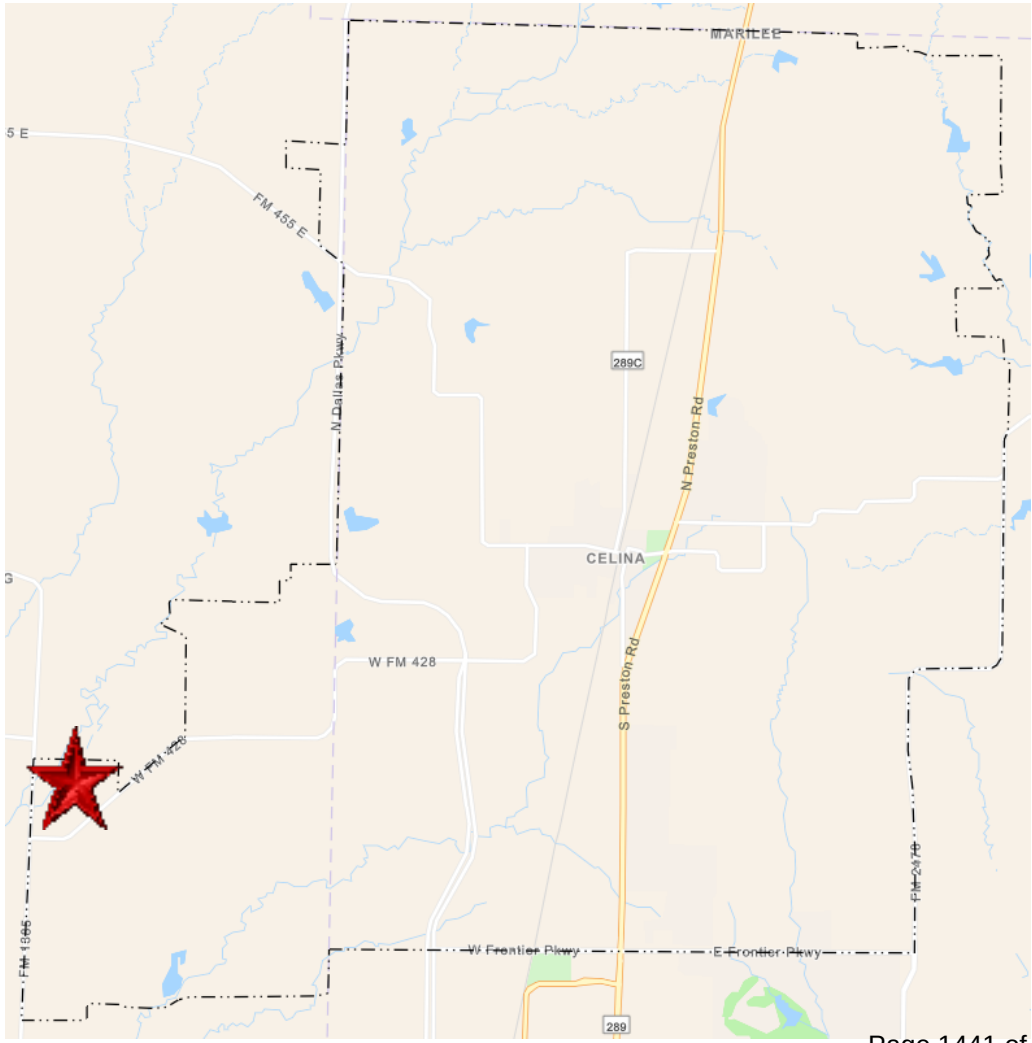
REIMBURSEMENT AGREEMENT

LANDOWNER AGREEMENT

City Council Meeting
January 14, 2025

EDGEWOOD CREEK PID

- Established May 12, 2020
- Located in southwest Celina along FM 1385 and FM 428
- Proposed development: 847 units
  - 50 ft = 847



EDGEWOOD CREEK PID

- Service and Assessment Plan (SAP) approved by City Council during the public hearing portion of the January 14, 2025.
- Authorized Improvements: $6,285,698
- The Reimbursement agreement and Landowner agreement are the final steps in the process for the consideration of Edgewood Creek PID Area #2.

EDGEWOOD CREEK PID

- A Reimbursement agreement provides for a payment to reimburse Developer and its assigns for the Improvement Area #2 Improvements Costs, previously advanced by the Developer in an amount not to exceed $4,205,000.00, plus interest.

- At such time as the City issues Edgewood Creek PID Bonds for Improvement Area #2, any remaining amounts due under the reimbursement agreement are expected to be paid from the proceeds of such future Bonds in order to satisfy the obligation to the Developer.

EDGEWOOD CREEK PID

- The Landowner agreement contains the Declaration of Covenants, Conditions and Restrictions attached to this Agreement as Exhibit II and includes the statutory notification required by Texas Property Code, Section 5.014.

TIMELINE

- ~~December 10, 2024 – Consider preliminary SAP and call a public hearing~~
- January 14, 2025 – Public Hearing/ Action Item - Hold public hearing and consider levying assessments for Improvement Area #2, approve Final Service and Assessment Plan (SAP)
- January 14, 2025 – Action Item – Reimbursement Agreement
- January 14, 2025 – Action Item – Landowner Agreement

RECOMMENDATION

- Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN "EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 REIMBURSEMENT AGREEMENT" BETWEEN THE CITY OF CELINA, TEXAS, AND FIRST TEXAS HOMES, INC., A TEXAS CORPORATION

WHEREAS, on May 12, 2020, the City Council (the "City Council") of the City of Celina, Texas (the "City") adopted Resolution No. 2020-33R creating the Edgewood Creek Public Improvement District (the "PID") in accordance with Chapter 372, Texas Local Government Code, as amended; and

WHEREAS, the City desires to approve the "Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement" by and between the City, and First Texas Homes, Inc., a Texas corporation (the "Developer") to be effective January 14, 2025 (the "Reimbursement Agreement"); and

WHEREAS, the Reimbursement Agreement satisfies the requirements of Section 372.023 of the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended, and is an appropriate method of reimbursement for the actual costs associated with the construction and development of the Improvement Area #2 Improvements (as defined in the Reimbursement Agreement) within the PID; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS THAT:

SECTION 1. The findings and premises contained in the preamble above are hereby deemed to be true and correct and incorporated herein.

SECTION 2. The Reimbursement Agreement, in a form substantially similar to the agreement attached hereto as **Exhibit A** is hereby approved and the Mayor is authorized to execute such Reimbursement Agreement on behalf of the City.

SECTION 3. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of page intentionally left blank; signature page follows*]

ADOPTED, PASSED, AND APPROVED on this the 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

REIMBURSEMENT AGREEMENT

EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 REIMBURSEMENT AGREEMENT

This Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement (this "Reimbursement Agreement") is executed by and between the **CITY OF CELINA, TEXAS** (the "City") and **FIRST TEXAS HOMES, INC.**, a Texas corporation (the "Developer") (individually referred to as a "Party" and collectively as the "Parties") to be effective January 14, 2025 (the "Effective Date").

RECITALS

WHEREAS, capitalized terms used in this Reimbursement Agreement shall have the meanings given to them in this Reimbursement Agreement or in the *Edgewood Creek Public Improvement District Amended Service and Assessment Plan*, originally adopted on January 12, 2021, as updated for Improvement Area #2 Assessments on January 14, 2025, as the same may be further amended, supplemented, and updated from time to time (the "SAP") approved by an ordinance passed and approved by the City Council on January 14, 2025; and

WHEREAS, on May 12, 2020, the City Council passed and approved Resolution No. 2020-33R authorizing the creation of the Edgewood Creek Public Improvement District (the "District") covering approximately 246.54 acres of land described by metes and bounds in said Resolution (the "District Property"); and

WHEREAS, the purpose of the District is to finance public improvements (the "Authorized Improvements") as provided by Chapter 372, Texas Local Government Code, as amended (the "PID Act") that promote the interests of the City and confer a special benefit on the Assessed Property within the District; and

WHEREAS, the District Property is being developed in phases, and special assessments for each phase have been or will be levied against the Assessed Property within such phase to pay the costs of Authorized Improvements that confer a special benefit on the Assessed Property within such phase; and

WHEREAS, the Improvement Area #2 Improvements (as defined in the SAP) are to be constructed within and/or for the benefit of Improvement Area #2 of the District Property, as described and depicted in the SAP; and

WHEREAS, on December 10, 2024 the City Council passed and approved Resolution No. 2024-55R determining, among other things, the estimated costs of the Improvement Area #2 Improvements; and

WHEREAS, on January 14, 2025, the City Council passed and approved an ordinance (the "Assessment Ordinance") which, among other things, approved the SAP (including the Improvement Area #2 Assessment Roll), levied assessments, and established the dates upon which interest on assessments will begin to accrue and collection of assessments will begin; and

WHEREAS, in addition to approving the SAP, the Assessment Ordinance levied assessments against property within Improvement Area #2 of the District Property (the "Improvement Area #2 Assessed Property") for the Improvement Area #2 Improvements in accordance with the Improvement Area #2 Assessment Roll attached as Appendix G to the SAP; and

WHEREAS, the SAP established $6,285,698 as the cost of the Improvement Area #2 Improvements, a portion of which is to be assessed against Improvement Area #2 of the District Property (the "Improvement Area #2 Improvements Costs"); and

WHEREAS, the SAP allocated the Improvement Area #2 Improvements Costs to Improvement Area #2 of the District Property, and the SAP contemplated the allocation of the Improvement Area #2 Improvements Costs among the single-family residential lots to be created from the subdivision of the District Property located within Improvement Area #2; and

WHEREAS, assessments against lots within Improvement Area #2 of the District ("Improvement Area #2 Assessments") are reflected on the Improvement Area #2 Assessment Roll, as approved by the City Council; and

WHEREAS, the SAP and the Assessment Ordinance provide, in part, that an assessment or assessments may be paid in full, and if an assessment is not paid in full, it shall be due and payable in Annual Installments plus interest for a period of 30 years or until the assessment is paid in full; and

WHEREAS, the Improvement Area #2 Assessment Revenues received and collected by the City from the collection of Improvement Area #2 Assessments, or the Annual Installments thereof (excluding Delinquent Collection Costs, and Annual Collection Costs) (the "Improvement Area #2 Assessment Revenues") shall be deposited as required by the PID Act and into an assessment fund that is segregated from all other funds of the City (the "Improvement Area #2 Assessment Fund"); and

WHEREAS, the Improvement Area #2 Assessment Revenues deposited into Improvement Area #2 Assessment Fund shall be used to reimburse Developer and its assigns, pursuant to a completed Reimbursement Payment Request (defined herein), for the Improvement Area #2 Improvements Costs, advanced by the Developer in an amount not to exceed $4,205,000.00, plus interest; and

WHEREAS, the Parties agree that this Reimbursement Agreement supersedes and replaces any prior agreements (whether written or oral) including any amendments to those prior agreements between the Parties regarding the subject matter hereof; and

WHEREAS, the obligations of the City to utilize Improvement Area #2 Assessments as described hereunder is authorized by the PID Act;

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS OF THE PARTIES SET FORTH IN THIS REIMBURSEMENT

AGREEMENT AND FOR VALUABLE CONSIDERATION THE RECEIPT AND ADEQUACY OF WHICH ARE ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. The recitals in the "WHEREAS" clauses of this Reimbursement Agreement are true and correct, create obligations of the Parties, and are incorporated as part of this Reimbursement Agreement for all purposes.

2. Strictly subject to the terms, conditions, and requirements herein and solely from the Improvement Area #2 Assessment Revenues as herein provided, the City agrees to pay the Developer and its assigns, and the Developer and its assigns shall be entitled to receive from the City, the amount equal to the actual costs of the Improvement Area #2 Improvements incurred by the Developer for the Improvement Area #2 Improvements that were within budgeted costs, or authorized overrun costs, that were paid by the Developer plus interest on the unpaid balance in accordance with the terms of this Reimbursement Agreement until September 30, 2054 (the "Maturity Date"), and which shall be reimbursed to the Developer and its assigns in a principal amount not to exceed $4,205,000.00 (the "Reimbursement Amount"), plus interest accrued, as hereinafter provided. The City hereby covenants to create, concurrently with the execution of this Reimbursement Agreement, a separate fund to be designated the "Improvement Area #2 Assessment Fund." The Reimbursement Amount is payable from monies to be deposited in Improvement Area #2 Assessment Fund, as described below:

    a. The Reimbursement Amount is payable solely from the Improvement Area #2 Assessment Revenues received and collected by or on behalf of the City and deposited into Improvement Area #2 Assessment Fund. The Improvement Area #2 Assessment Revenues shall be received, collected and deposited into Improvement Area #2 Assessment Fund subject to the following limitations:

        i. Calculation of Improvement Area #2 Assessments and the first Annual Installment for a Lot or Parcel shall begin as provided for in the SAP and the Assessment Ordinance.

        ii. The Improvement Area #2 Assessments collected pursuant to the Improvement Area #2 Assessment Roll (the "Improvement Area #2 Assessments") shall accrue interest at the rates set forth in this Section 2. Interest shall continue on the unpaid principal amount of Improvement Area #2 Assessments for such Lot or Parcel for the earlier of 30 years or until Improvement Area #2 Assessments for such Lot or Parcel are paid in full.

        iii. The Developer and its assigns shall be reimbursed in a combined aggregate amount not to exceed $4,205,000.00 plus interest from the Improvement Area #2 Assessment Fund.

        iv. The unpaid Reimbursement Amount shall bear simple interest per annum at the rate of (x) 6.39% for years one through five, and (y) 6.39% for years six

through 31. The interest rate has been approved by the City Council and is authorized by the PID Act and was determined based upon the Bond Buyer Revenue Bond Index published in *The Bond Buyer*, a daily publication that publishes this interest rate index, which the highest average index rate for tax-exempt bonds reported in the previous month was 4.39%. The interest rate of 6.39% and 6.39% contained herein comply with Subsections 372.023(e)(1) and (e)(2) of the PID Act.

3. The amount of the Reimbursement Amount that has not been paid, plus the interest accrued as described in Section 2(a)(iv) above, are collectively, the "Unpaid Balance." The Unpaid Balance is secured by and payable solely from the Improvement Area #2 Assessment Revenues received and collected by the City and deposited into Improvement Area #2 Assessment Fund. No other City funds, revenue, taxes, or income of any kind shall be used to pay the Unpaid Balance, even if the Unpaid Balance is not paid in full by the Maturity Date. This Reimbursement Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or any other taxing unit, or a debt or other obligation of the City payable from any source other than Improvement Area #2 Assessment Revenues received, collected and deposited into Improvement Area #2 Assessment Fund. The Developer further agrees to look solely to the Improvement Area #2 Assessment Revenues, and not the City's general fund or any other revenues, taxes, income, property, or other funds of the City or any other taxing unit, for reimbursement of the Unpaid Balance. The City covenants that it will comply with the provisions of this Reimbursement Agreement and the PID Act, including provisions relating to the administration of the District and the enforcement and collection of assessments, and all other covenants provided therein. Notwithstanding its collection efforts, if the City fails to receive all or any part of the Improvement Area #2 Assessment Revenues and, as a result, is unable to make transfers from the Improvement Area #2 Assessment Fund for payments to the Developer as required under this Reimbursement Agreement, such failure and inability shall not constitute a Failure or Default by the City under this Reimbursement Agreement.

4. The City shall authorize reimbursement for the Improvement Area #2 Improvements from Improvement Area #2 Assessment Fund pursuant to a completed reimbursement form (the "Reimbursement Payment Request"), as set forth in **Exhibit A** attached hereto, executed by a representative of the Developer and provided no more frequently than once per month to the City, the Administrator, and City Engineer at the following address: 142 N. Ohio Celina, Texas 75009. Within thirty (30) days of receipt of any Reimbursement Payment Request, the City Engineer shall either (i) approve and execute the Reimbursement Payment Request, and upon such approval the City shall tender payment from those funds available in Improvement Area #2 Assessment Fund, or (ii) in the event the City Engineer disapproves the Reimbursement Payment Request, give written notification to the Developer of the City's disapproval, in whole or in part, of such Reimbursement Payment Request, specifying the reasons for such disapproval and the additional requirements to be satisfied for approval of such Reimbursement Payment Request. If a Reimbursement Payment Request seeking reimbursement is approved only in part, the City Engineer and/or the Administrator shall specify the extent to which the Reimbursement Payment Request

is approved and shall deliver payment for such partially approved Reimbursement Payment Request.

5. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer's right, title, or interest to payments under this Reimbursement Agreement (but not performance obligations) including, but not limited to, any right, title, or interest of the Developer in and to payment of the Unpaid Balance (any of the foregoing, a "Transfer," and the person or entity to whom the Transfer is made, a "Transferee"). Notwithstanding the foregoing, however, no Transfer shall be effective until five days after notice of the Transfer, including for each Transferee the information required by Section 9 below, is received by the City. The City may rely on any notice of a Transfer received from the Developer without obligation to investigate or confirm the validity or occurrence of such Transfer. No conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made by the Developer or any successor or assignee of the Developer that results in (i) the City being an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission or (ii) the Developer's interests under this Reimbursement Agreement being assigned to an out-of-state issuer without the express written consent of the City. Any assignment by a Transferee of its rights, title or interest under this Reimbursement Agreement shall be subject to the requirements of the Developer under this Section. The Developer waives all rights or claims against the City for any such funds provided to a third party as a result of a Transfer for which the City has received notice and the Developer's sole remedy shall be to seek the funds directly from the Transferee.

6. The obligations of the City under this Reimbursement Agreement are non-recourse and payable only from Improvement Area #2 Assessment Fund and such obligations do not create a debt or other obligation payable from any other City revenues, taxes, income, or property. None of the City or any of its elected or appointed officials or any of its officers or employees shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Reimbursement Agreement or their acts or omissions under this Reimbursement Agreement.

7. Following the City's inspection and approval of the Improvement Area #2 Improvements, there will be no conditions or defenses to the obligation of the City to use funds in Improvement Area #2 Assessment Fund to pay the Unpaid Balance.

8. Nothing in this Reimbursement Agreement is intended to constitute a waiver by the City of any remedy the City may otherwise have outside this Reimbursement Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction or installation of the Improvement Area #2 Improvements. The obligations of the Developer hereunder shall be those as a Party hereto and not solely as an owner of property in the District. Nothing herein shall be constructed, nor is intended, to affect the City's or the Developer's rights and duties to perform their respective obligations under other agreements, regulations and ordinances.

9. This Reimbursement Agreement is being executed and delivered, and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States may apply to the terms hereof, the substantive laws of the State of Texas shall govern the validity, construction, enforcement, and interpretation of this Reimbursement Agreement. In the event of a dispute involving this Reimbursement Agreement, venue for such dispute shall lie in any court of competent jurisdiction in Denton County, Texas.

10. Any notice required or contemplated by this Reimbursement Agreement shall be signed by or on behalf of the Party giving the Notice, and shall be deemed effective as follows: (i) when delivered by a national company such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person was the named addressee; or (ii) 72 hours after the notice was deposited with the United States Postal Service, Certified Mail, Return Receipt Requested. Any Party may change its address by delivering written notice of such change in accordance with this section. All Notices given pursuant to this Section shall be addressed as follows:

To the City:	City of Celina, Texas Attn: City Manager City of Celina, Texas 142 N. Ohio Celina, Texas 75009 Telephone: (972) 382-2682
With a copy to:	City Attorney Attn: Julie Fort Messer, Fort & McDonald 6371 Preston Road, Suite 200 Frisco, TX 75034
To the Developer:	First Texas Homes, Inc. 500 Crescent Court, Suite 350 Dallas, Texas 75201
And to:	Attn: Travis Boghetich Boghetich Law, PLLC 1800 Valley View Lane, Suite 360 Farmers Branch, Texas 75234

11. Failure; Default; Remedies:

    a. If either Party fails to perform an obligation imposed on such Party by this Reimbursement Agreement (a "Failure") and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a "Default." Upon the occurrence of a Failure by a non-performing Party, the other Party shall notify the non-performing Party and all Transferees of the non-performing Party in writing specifying in reasonable detail

the nature of the Failure. The non-performing Party to whom notice of a Failure is given shall have at least 30 days from receipt of the notice within which to cure the Failure; however, if the Failure cannot reasonably be cured within 30 days and the non-performing Party has diligently pursued a cure within such 30-day period and has provided written notice to the other Party that additional time is needed, then the cure period shall be extended for an additional 30 day period so long as the non-performing Party is diligently pursuing a cure. Any Transferee shall have the same rights as the Developer to enforce the obligations of the City under this Reimbursement Agreement and shall also have the right, but not the obligation, to cure any alleged Failure by the Developer within the same time periods that are provided to the Developer. The election by a Transferee to cure a Failure by the Developer shall constitute a cure by the Developer but shall not obligate the Transferee to be bound by this Reimbursement Agreement with respect to Developer obligations under this Reimbursement Agreement unless the Transferee agrees to be bound.

b. If the Developer is in Default, the City shall have available all remedies at law or in equity, provided that no Default by the Developer shall: (1) affect the obligations of the City to use the amounts transferred to Improvement Area #2 Assessment Fund as provided in Sections 2 and 3 of this Reimbursement Agreement; or (2) entitle the City to terminate this Reimbursement Agreement.

c. If the City is in Default, the Developer's sole and exclusive remedies shall be to: (1) seek a writ of mandamus to compel performance by the City; or (2) seek specific enforcement of this Reimbursement Agreement.

12. The failure by a Party to insist upon the strict performance of any provision of this Reimbursement Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Reimbursement Agreement.

13. The City does not waive or surrender any of its governmental powers, immunities, or rights except to the extent permitted by law and necessary to allow the Developer to enforce its remedies under this Reimbursement Agreement.

14. Nothing in this Reimbursement Agreement, express or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer and its assigns any rights, remedies, or claims under or by reason of this Reimbursement Agreement, and all covenants, conditions, promises, and agreements in this Reimbursement Agreement shall be for the sole and exclusive benefit of the City and the Developer.

15. The Parties acknowledge that each has been actively involved in negotiating this Reimbursement Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Reimbursement

Agreement. In the event of any dispute over the meaning or application of any provision of this Reimbursement Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

16. In this Reimbursement Agreement, time is of the essence and compliance with the times for performance herein is required.

17. The City represents and warrants that this Reimbursement Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Reimbursement Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Reimbursement Agreement has been approved by appropriate action of the Developer, and that the individual executing this Reimbursement Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Reimbursement Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

18. This Reimbursement Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Reimbursement Agreement. This Reimbursement Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Reimbursement Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Reimbursement Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Reimbursement Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

19. This Reimbursement Agreement may be executed in any number of counterparts, each of which shall be deemed an original.

20. The Parties agree that at any time after execution of this Reimbursement Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Reimbursement Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Reimbursement Agreement is executed or any future City Council.

21. The term of this Reimbursement Agreement is thirty (30) years, or until the Unpaid Balance is paid in full, whichever occurs first.

22. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Reimbursement Agreement, and time shall be of the

essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Reimbursement Agreement, then the obligations affected by the force majeure shall be temporarily suspended by the amount of the delay actually so caused. Within three (3) business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give Notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

23. Representations.

a. The Developer makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Reimbursement Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Reimbursement Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Reimbursement Agreement, notwithstanding anything in this Reimbursement Agreement to the contrary.

b. Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

c. No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Reimbursement Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

d. No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Reimbursement Agreement. As used

in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

e. No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Reimbursement Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

24. Form 1295. Submitted herewith is a completed Form 1295 in connection with the Developer's participation in the execution of this Reimbursement Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

[SIGNATURE PAGES TO FOLLOW]

Executed by Developer and City to be effective on the Effective Date.

CITY OF CELINA

By: _____
Name: Ryan Tubbs
Title: Mayor

ATTEST:

By: _____
Name: Lauren Vaughns
Title: City Secretary

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the ___ day of _____ 2025 by _____, Mayor of the City of Celina, Texas on behalf of the City.

_____
Notary Public, State of Texas

[City of Celina Signature Page for Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement]

DEVELOPER:

FIRST TEXAS HOMES, INC.
a Texas corporation

By: _____
Name: _____
Its: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____, as _____ of First Texas Homes, Inc., a Texas corporation on behalf of said company.

_____
Notary Public, State of Texas

[Developer Signature Page for Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement]

EXHIBIT A
REIMBURSEMENT PAYMENT REQUEST

REIMBURSEMENT REQUEST NO. ____

Reference is made to that certain Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement by and between the City and First Texas Homes, Inc., a Texas corporation (the "Developer") dated as of January 14, 2025 (the "Reimbursement Agreement"). Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Reimbursement Agreement.

The undersigned is an agent for the Developer and requests reimbursement to the Developer (or to the person designated in writing by the Developer) from Improvement Area #2 Assessment Fund as identified in the Reimbursement Agreement for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Improvement Area #2 Improvements providing a special benefit to property within the Edgewood Creek Public Improvement District (the "Improvement Area #2 Improvements Costs") and accrued interest thereon.

In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The Improvement Area #2 Improvements Costs set forth in this Reimbursement Payment Request relate to Improvement Area #2 Improvements Costs that have previously been paid by Developer and such request is in accordance with the provisions of the Reimbursement Agreement, including limitations regarding the maximum amount due to be reimbursed to the Developer contained therein.

2. The amount to requested to be paid pursuant to of the Reimbursement Payment Request is $_____ (consisting of $_____ in Improvement Area #2 Improvements Costs and $_____ in accrued interest).

Payments requested hereunder shall be made as directed below:

a. X amount to Person or Account Y for Z goods or services.
b. Payment instructions

Attached hereto are receipts, purchase orders, change orders, and similar instruments which support and validate the able requested payments.

I hereby declare that the above representations and warranties are true and correct.

FIRST TEXAS HOMES, INC.

By: _____
Name: _____
Title: _____
Date: _____

APPROVAL OF REQUEST

The City is in receipt of the attached Reimbursement Payment Request, acknowledges the Reimbursement Payment Request, and finds the Reimbursement Payment Request to be in order. After reviewing the Reimbursement Payment Request, the City approves the Reimbursement Payment Request to the extent set forth below and authorizes payment in such amounts and from the accounts listed below, to the Developer or other person designated by the Developer in writing.

Principal Amount to be paid from Improvement Area #2 Assessment Fund	Interest to be paid from Improvement Area #2 Assessment Fund	Total Amount to be paid from Improvement Area #2 Assessment Fund
$_____	$_____	$_____

CITY OF CELINA, TEXAS

By: _____
Name: _____
Title: _____

Date: _____

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Karla Stovall
Date:	January 14, 2025
Re:	Edgewood Creek Landowner Agreement

Action Requested:
Consider and act upon a Resolution approving and authorizing the Mayor to execute the Edgewood Creek Public Improvement District Improvement Area #2 Landowner Agreement and resolving other related matters. (Stovall)

Background Information:
The Landowner agreement for Edgewood Creek Public Improvement District Improvement Area #2 is the final step in the approval process. City Council has adopted an assessment ordinance for the Improvement Area #2 Improvements and the Edgewood Creek Public Improvement District Amended Service and Assessment Plan, originally adopted on January 12, 2021, as updated for Improvement Area #2 Assessments on January 14, 2025 (SAP).

The agreement contains the Declaration of Covenants, Conditions and Restrictions attached to this Agreement as Exhibit II and includes the statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser.

Legal Review:
This item has been reviewed and approved.

Supporting Documents:
1. Edgewood Creek PID Agreement Presentation

2. Celina Edgwood Creek PID IA #2 2024 - Resolution Approving Landowner Agreement (FINAL w ATTACHMENT)

Financial Consideration:
Landowner Agreement

Staff Recommendation:
Staff recommends approval.

EDGEWOOD CREEK PID IMPROVEMENT AREA #2

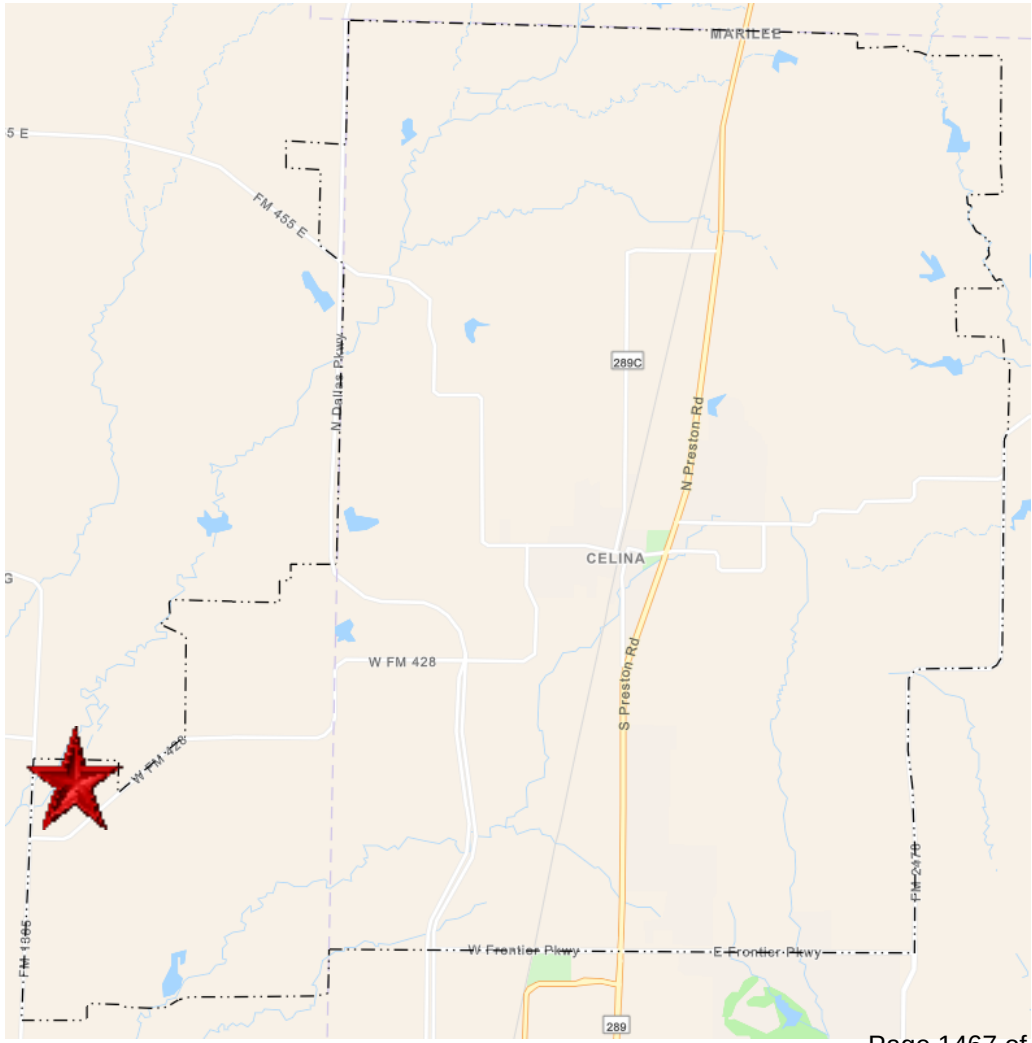
REIMBURSEMENT AGREEMENT

LANDOWNER AGREEMENT

City Council Meeting
January 14, 2025

EDGEWOOD CREEK PID

- Established May 12, 2020
- Located in southwest Celina along FM 1385 and FM 428
- Proposed development: 847 units
  - 50 ft = 847



EDGEWOOD CREEK PID

- Service and Assessment Plan (SAP) approved by City Council during the public hearing portion of the January 14, 2025.
- Authorized Improvements: $6,285,698
- The Reimbursement agreement and Landowner agreement are the final steps in the process for the consideration of Edgewood Creek PID Area #2.

EDGEWOOD CREEK PID

- A Reimbursement agreement provides for a payment to reimburse Developer and its assigns for the Improvement Area #2 Improvements Costs, previously advanced by the Developer in an amount not to exceed $4,205,000.00, plus interest.

- At such time as the City issues Edgewood Creek PID Bonds for Improvement Area #2, any remaining amounts due under the reimbursement agreement are expected to be paid from the proceeds of such future Bonds in order to satisfy the obligation to the Developer.

EDGEWOOD CREEK PID

- The Landowner agreement contains the Declaration of Covenants, Conditions and Restrictions attached to this Agreement as Exhibit II and includes the statutory notification required by Texas Property Code, Section 5.014.

TIMELINE

- ~~December 10, 2024 – Consider preliminary SAP and call a public hearing~~
- January 14, 2025 – Public Hearing/ Action Item - Hold public hearing and consider levying assessments for Improvement Area #2, approve Final Service and Assessment Plan (SAP)
- January 14, 2025 – Action Item – Reimbursement Agreement
- January 14, 2025 – Action Item – Landowner Agreement

RECOMMENDATION

- Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. 2025-___R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LANDOWNER AGREEMENT; AND RESOLVING OTHER MATTERS RELATED THERETO.

WHEREAS, on May 12, 2020, the City Council (the "City Council") of the City of Celina, Texas (the "City") adopted Resolution No. 2020-33R, creating the Edgewood Creek Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, as amended (the "Act"); and

WHEREAS, the City desires to approve the Edgewood Creek Public Improvement District Improvement Area #2 Landowner Agreement between the City and First Texas Homes, Inc., a Texas corporation (the "Landowner Agreement"); and

WHEREAS, the Landowner Agreement includes certain agreements, acceptances, affirmations, acknowledgments and approvals of the landowner of property within the District and also includes a form of the declaration of covenants, conditions, and restrictions, including the statutory notification required by Texas Property Code, Section 5.014, as amended, and will facilitate the development within Improvement Area #2 of the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS THAT:

SECTION 1. The findings and premises contained in the WHEREAS clauses above are hereby deemed to be true and correct and incorporated as a part of this Resolution for all purposes.

SECTION 2. The Landowner Agreement attached hereto as **Exhibit A**, is approved and the Mayor is authorized to execute such Landowner Agreement on behalf of the City.

SECTION 3. The City Council hereby authorizes and directs the City Secretary of the City to record the Landowner Agreement in the deed records of Denton County, Texas

SECTION 4. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of Page Intentionally Left Blank*]

ADOPTED, PASSED, AND APPROVED on this the 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

Exhibit A to Resolution
Edgewood Creek Public Improvement District
Improvement Area #2 Landowner Agreement

EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 LANDOWNER AGREEMENT

This **EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LANDOWNER AGREEMENT** (the "Agreement"), is entered into as of January 14, 2025 between the **CITY OF CELINA, TEXAS** (the "City"), a home rule municipality of the State of Texas (the "State"), and First Texas Homes, Inc., a Texas corporation (the "Landowner").

RECITALS:

WHEREAS, capitalized terms used but not defined herein shall have the meanings given to them in the Service and Assessment Plan (as defined herein); and

WHEREAS, Landowner owns the Assessed Parcels described by a metes and bounds description attached as **Exhibit I** to this Agreement and which is incorporated herein for all purposes, comprising all of the non-exempt, privately-owned land described in **Exhibit I** (the "Landowner Parcel") which is located within the Edgewood Creek Public Improvement District (the "District") in the City; and

WHEREAS, the City Council has adopted an assessment ordinance for the Improvement Area #2 Improvements (including all exhibits and attachments thereto, the "Improvement Area #2 Improvements Assessment Ordinance") and the *Edgewood Creek Public Improvement District Amended Service and Assessment Plan*, originally adopted on January 12, 2021, as updated for Improvement Area #2 Assessments on January 14, 2025 (the "Service and Assessment Plan") and which is incorporated herein for all purposes and has levied an assessment on each Assessed Parcel in Improvement Area #2 of the District that will be pledged for the payment of certain infrastructure improvements and to pay the costs of constructing the Improvement Area #2 Improvements that will benefit the Improvement Area #2 Assessed Property;

WHEREAS, the Declaration of Covenants, Conditions and Restrictions attached to this Agreement as **Exhibit II** and which are incorporated herein for all purposes**,** includes the statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), to the purchaser.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, obligations and benefits hereinafter set forth, the City and the Landowner hereby contract, covenant and agree as follows:

DEFINITIONS; APPROVAL OF AGREEMENTS

Definitions. Capitalized terms used but not defined herein (including each exhibit hereto) shall have the meanings ascribed to them in the Service and Assessment Plan.

Affirmation of Recitals. The findings set forth in the Recitals of this Agreement are hereby incorporated as the official findings of the City Council.

I.
AGREEMENTS OF LANDOWNER

A. Affirmation and Acceptance of Agreements and Findings of Benefit. Landowner hereby ratifies, confirms, accepts, agrees to, and approves:

(i) the creation and boundaries of the District, and the boundaries of the Landowner's Parcel, as shown on **Exhibit I,** and the location and development of the Improvement Area #2 Improvements on the Landowner Parcel and on the property within Improvement Area #2 of the District;

(ii) the determinations and findings as to the benefits by the City Council in the Service and Assessment Plan and the Improvement Area #2 Improvements Assessment Ordinance; and

(iii) the Improvement Area #2 Improvements Assessment Ordinance and the Service and Assessment Plan.

B. Acceptance and Approval of Assessments and Lien on Property. Landowner consents to, agrees to, acknowledges and accepts the following:

(i) each Assessment levied by the City on the Landowner Parcel within Improvement Area #2 of the District, as shown on the assessment roll attached as Exhibit G to the Service and Assessment Plan (the "Assessment Roll");

(ii) the Improvement Area #2 Improvements specially benefit Improvement Area #2 of the District and the Landowner's Parcel, in an amount at least equal to the Assessment levied on the Landowner's Parcel within Improvement Area #2 of the District as such Assessment is shown on the Assessment Roll;

(iii) each Assessment is final, conclusive and binding upon Landowner and any subsequent owner of the Landowner's Parcel, regardless of whether such landowner may be required to prepay a portion of, or the entirety of, such Assessment upon the occurrence of a mandatory prepayment event as provided in the Service and Assessment Plan;

(iv) the obligation to pay the Assessment levied on the Landowner's Parcel owned by it when due and in the amount required by and stated in the Service and Assessment Plan and the Improvement Area #2 Improvements Assessment Ordinance;

(v) each Assessment or reassessment, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Landowner's Parcel, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Landowner's Parcel regardless of whether such owner is named;

(vi) the Assessment lien on the Landowner Parcel is a lien and covenant that runs with the land and is effective from the date of the Improvement Area #2 Improvements

Assessment Ordinance and continues until the Assessment is paid and may be enforced by the governing body of the City in the same manner that an ad valorem tax lien against real property may be enforced by the City;

(vii) delinquent installments of the Assessment shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;

(viii) the owner of the Landowner Parcel may pay at any time the entire Assessment, with interest that has accrued on the Assessment, on any parcel in the Landowner Parcel;

(ix) the Annual Installments of the Assessments (as defined in the Service and Assessment Plan and Assessment Roll) may be adjusted, decreased and extended; and, the assessed parties shall be obligated to pay their respective revised amounts of the annual installments, when due, and without the necessity of further action, assessments or reassessments by the City, the same as though they were expressly set forth herein; and

(x) Landowner has received, or hereby waives, all notices required to be provided to it under Texas law, including the PID Act, prior to the Effective Date (defined herein).

C. Mandatory Prepayment of Assessments. Landowner agrees and acknowledges that Landowner or subsequent landowners may have an obligation to prepay an Assessment upon the occurrence of a mandatory prepayment event, at the sole discretion of the City and as provided in the Service and Assessment Plan, as amended or updated.

D. Notice of Assessments. Landowner further agrees as follows:

(i) the Declaration of Covenants, Conditions and Restrictions in the form attached hereto as **Exhibit II** shall be terms, conditions and provisions running with the Landowner's Parcel and shall be recorded (the contents of which shall be consistent with the Improvement Area #2 Improvements Assessment Ordinance and the Service and Assessment Plan as reasonably determined by the City), in the records of the County Clerk of Denton County, as a lien and encumbrance against such Landowner's Parcel, and Landowner hereby authorizes the City to so record such documents against the Landowner's Parcel owned by Landowner;

(ii) in the event of any subdivision, sale, transfer or other conveyance by the Landowner of the right, title or interest of the Landowner in the Landowner's Parcel or any part thereof, the Landowner's Parcel, or any such part thereof, shall continue to be bound by all of the terms, conditions and provisions of such Declaration of Covenants, Conditions and Restrictions and any purchaser, transferee or other subsequent owner shall take such Landowner's Parcel subject to all of the terms, conditions and provisions of such Declaration of Covenants, Conditions and Restrictions; and

(iii) Landowner shall comply with and shall contractually obligate (and promptly provide written evidence of such contractual provisions to the City) any party who purchases the Landowner Parcel, or any portion thereof, for the purpose of constructing residential properties that are eligible for "homestead" designations under

State law, to comply with, the Homebuyer Education Program described on **Exhibit III** to this Agreement. Such compliance obligation shall terminate as to each Lot (as defined in the Service and Assessment Plan) if, and when, (i) a final certificate of occupancy for a residential unit on such Lot is issued by the City, and (ii) there is a sale of a Lot to an individual homebuyer, it being the intent of the undersigned that the Homebuyer Education Program shall apply only to a commercial builder who is in the business of constructing and/or selling residences to individual home buyers (a "Builder") but not to subsequent sales of such residence and Lot by an individual home buyer after the initial sale by a Builder.

Notwithstanding the provisions of this Section, upon the Landowner's request and the City's consent, in the City's sole and absolute discretion, the Declaration of Covenants, Conditions and Restrictions may be included with other written restrictions running with the land on property within the District, provided they contain all the material provisions and provide the same material notice to prospective property owners as does the document attached as **Exhibit II.**

II.
OWNERSHIP AND CONSTRUCTION OF THE IMPROVEMENT AREA #2 IMPROVEMENTS

A. Ownership and Transfer of Improvement Area #2 Improvements. Landowner acknowledges that the portion of the Improvement Area #2 Improvements and the land (or easements, as applicable) needed therefor shall be owned by the City and/or Mustang Special Utility District ("MSUD") as constructed and/or conveyed to the City and/or MSUD and Landowners will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on the current plats of the property within the District.

B. Grant of Easement and License, Construction of Improvement Area #2 Improvements.

(i) Any subsequent owner of the Landowner's Parcel shall, upon the request of the City, MSUD, or Landowner, grant and convey to the City, MSUD, or Landowner and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Improvement Area #2 Improvements on the property within Improvement Area #2, to stage on the property within Improvement Area #2, construction trailers, building materials and equipment to be used in connection with such construction of the Improvement Area #2 Improvements and for passage and use over and across parts of the property within Improvement Area #2 of the District as shall be reasonably necessary during the construction of the Improvement Area #2 Improvements. Any subsequent owner of the Landowner's Parcel may require that each contractor constructing the Improvement Area #2 Improvements cause such owner of the Landowner's Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of the Landowner's Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Improvement Area #2 Improvements is complete; provided, however, any such license or easement shall

automatically terminate upon the recording of the final plat for the Landowner's Parcel in the real property records of Denton County, Texas.

(ii) Landowner hereby agrees that any right or condition imposed by the Development Agreement, or other agreement, with respect to the Assessments has been satisfied, and that Landowner shall not have any rights or remedies against the City under the Development Agreement or any law or principles of equity concerning the Assessments, with respect to the formation of the District, approval of the Service and Assessment Plan and the City's levy and collection of the Assessments.

III.
COVENANTS AND WARRANTIES; MISCELLANEOUS

A. Special Covenants and Warranties of Landowner.

Landowner represents and warrants to the City as follows:

(i) Landowner is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Landowner hereunder.

(ii) This Agreement has been duly and validly executed and delivered by, and on behalf of, Landowner and, assuming the due authorization, execution and delivery thereof by and on behalf of the City and the Landowner, constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.

(iii) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Landowner is a party, or by which Landowner or the Landowner's Parcel is otherwise bound.

(iv) Landowner is, subject to all matters of record in the Denton County, Texas Real Property Records, the sole owner of the Landowner's Parcel.

(v) The Landowner's Parcel owned by Landowner is not subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the creation of the District, (ii) the levy of the Assessments, or (iii) the construction of the Improvement Area #2 Improvements on those portions of the property within Improvement Area #2 of the District which are to be owned by the City and/or MSUD, as generally described on the current plats of the property within the District (or, if subject to any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

(vi) Landowner covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Landowner by virtue of execution thereof.

B. Waiver of Claims Concerning Improvement Area #2 Improvements. The Landowner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the City and its successors, assigns and agents, pertaining to the installation of the Improvement Area #2 Improvements.

C. Notices.

Any notice or other communication to be given to the City or Landowner under this Agreement shall be given by delivering the same in writing to:

To the City:
City of Celina, Texas
Attn: City Manager
City of Celina, Texas
142 N. Ohio
Celina, Texas 75009
Telephone: (972) 382-2682

With a copy to:
City Attorney
Attn: Julie Fort
Messer, Fort & McDonald
6371 Preston Road, Suite 200
Frisco, TX 75034

To the Landowner:
First Texas Homes, Inc.
500 Crescent Court, Suite 350
Dallas, Texas 75201

And to:
Attn: Travis Boghetich
Boghetich Law, PLLC
1800 Valley View Lane, Suite 360
Farmers Branch, Texas 75234

Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the recipient as the address set forth herein.

Each recipient may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this provision shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication

so delivered in person shall be deemed to be given when receipted for, or actually received by, the addressee.

D. Parties in Interest.

This Agreement is made solely for the benefit of the City and the Landowner and is not assignable, except, in the case of Landowner, in connection with the sale or disposition of all or substantially all of the parcels which constitute the Landowner's Parcel. However, the parties expressly agree and acknowledge that the City, the Landowner, each current owner of any parcel which constitutes the Landowner's Parcel, and the holders of or trustee for any bonds secured by Improvement Area #2 Assessment Revenues to finance the costs of the Improvement Area #2 Improvements, are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the parties hereto. This Agreement shall be recorded in the real property records of Denton County, Texas.

E. Amendments.

This Agreement may be amended only by written instrument executed by the City and the Landowner. No termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the then-current owners of the property within the District and recorded in the Real Property Records of Denton County, Texas.

F. Effective Date.

This Agreement shall become and be effective (the "Effective Date") upon the date of final execution by the latter of the City and the Landowner and shall be valid and enforceable on said date and thereafter.

G. Estoppels. Within 10 days after written request from a party hereto, the other party shall provide a written certification, indicating whether this Agreement remains in effect as to Landowner's Parcel, and whether any party is then in default hereunder.

H. Termination. This Agreement shall terminate and be of no further force and effect as to the Landowner's Parcel upon payment in full of the Assessment(s) against such Landowner's Parcel.

I. Representations.

a. The Landowner makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Landowner within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of

limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

b. Not a Sanctioned Company. The Landowner represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Landowner and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

c. No Boycott of Israel. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

d. No Discrimination Against Firearm Entities. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

e. No Boycott of Energy Companies. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

J. Form 1295 Certificate. Landowner represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Landowner has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Landowner further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by

the Landowner. The information contained in the Form 1295 completed by the Landowner has been provided solely by the Landowner and the City has not verified such information.

[Signature pages to follow]

EXECUTED by the City and Landowner on the Effective Date.

January 14, 2025

CITY OF CELINA, TEXAS

By: _____
Name: Ryan Tubbs
Title: Mayor

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the __ day of _____, 2025 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

[Signature Page Landowner Agreement]

LANDOWNER:

FIRST TEXAS HOMES, INC.
a Texas corporation

By: _____
Name: _____
Its: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____, as _____ of First Texas Homes, Inc., a Texas corporation on behalf of said company.

_____
Notary Public, State of Texas

[Signature Page Landowner Agreement]

LANDOWNER AGREEMENT - EXHIBIT I

METES AND BOUNDS DESCRIPTION OF LANDOWNER'S PARCEL

LANDOWNER AGREEMENT - EXHIBIT II

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (as it may be amended from time to time, this "Declaration") is made as of _____, 2025 by First Texas Homes**,** Inc**,** a Texas corporation (the "Landowner").

RECITALS:

A. The Landowner holds record title to that portion of the real property located in Denton County, Texas, which is described in the attached **Exhibit I** (the "Landowner's Parcel").

B. The City Council of the City of Celina (the "City Council") upon a petition requesting the establishment of a public improvement district covering the property within the District to be known as the Edgewood Creek Public Improvement District (the "District") by the then current owners of 100% of the appraised value of the taxable real property and 100% of the area of all taxable real property within the area requested to be included in the District created such District, in accordance with the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act").

C. The City Council has adopted an assessment ordinance to levy assessments for certain public improvements (including all exhibits and attachments thereto, the "Improvement Area #2 Improvements Assessment Ordinance") and the Service and Assessment Plan included as an exhibit to the Improvement Area #2 Improvements Assessment Ordinance (as amended from time to time, the "Service and Assessment Plan"), and has levied the assessments (as amended from time to time, the "Assessments") on property in Improvement Area #2 of the District.

D. The statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser, is incorporated into these Covenants, Conditions and Restrictions.

DECLARATIONS:

NOW, THEREFORE, the Landowner hereby declares that the Landowner's Parcel is and shall be subject to, and hereby imposes on the Landowner's Parcel, the following covenants, conditions and restrictions:

1. Acceptance and Approval of Assessments and Lien on Property:

(a) Landowner accepts each Assessment levied on the Landowner's Parcel owned by such Landowner.

(b) The Assessment (including any reassessment, the expense of collection, and reasonable attorney's fees, if incurred) is (a) a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims except for

liens or claims for state, county, school district or municipality ad valorem property taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named. The Assessment Lien is effective from the date of the Improvement Area #2 Improvements Assessment Ordinance until the Assessments are paid and may be enforced by the City in the same manner as an ad valorem property tax levied against real property that may be enforced by the City. The owner of any assessed property may pay, at any time, the entire Assessment levied against any such property. Foreclosure of an ad valorem property tax lien on property within Improvement Area #2 of the District will not extinguish the Assessment or any unpaid but not yet due annual installments of the Assessment, and will not accelerate the due date for any unpaid and not yet due annual installments of the Assessment.

It is the clear intention of all parties to these Declarations of Covenants, Conditions and Restrictions, that the Assessments, including any annual installments of the Assessments (as such annual installments may be adjusted, decreased or extended), are covenants that run with the Landowner's Parcel and specifically binds the Landowner, its successors and assigns.

In the event of delinquency in the payment of any annual installment of the Assessment, the City is empowered to order institution of an action in district court to foreclose the related Assessment Lien, to enforce personal liability against the owner of the real property for the Assessment, or both. In such action the real property subject to the delinquent Assessment may be sold at judicial foreclosure sale for the amount of such delinquent property taxes and Assessment, plus penalties, interest and costs of collection.

2. Landowner or any subsequent owner of the Landowner's Parcel waives:

(a) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the District and levying and collecting the Assessments or the annual installments of the Assessments;

(b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the levy of Assessments by the City Council concerning the Assessments;

(c) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption of, the Improvement Area #2 Improvements Assessment Ordinance by the City Council;

(d) any and all actions and defenses against the adoption or amendment of the Service and Assessment Plan, the City's finding of a 'special benefit' pursuant to the PID Act and the Service and Assessment Plan, and the levy of the Assessments; and

(e) any right to object to the legality of any of the Assessments or the Service and Assessment Plan or to any of the previous proceedings connected therewith which occurred prior to, or upon, the City Council's levy of the Assessments.

3. **Amendments:** This Declaration may be terminated or amended only by a document duly executed and acknowledged by the then-current owner(s) of the Landowner's Parcel and the City. No such termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is required as set forth above and recorded in the real Property Records of Denton County, Texas.

4. **Third Party Beneficiary:** The City is a third party beneficiary to this Declaration and may enforce the terms hereof.

5. **Notice to Subsequent Purchasers:** Upon the sale of a dwelling unit within the District, the purchaser of such property shall be provided a written notice that reads substantially similar to the following:

TEXAS PROPERTY CODE SECTION 5.014

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF CELINA, DENTON COUNTY, TEXAS CONCERNING THE PROPERTY AT [Street Address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Edgewood Creek Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Celina, Texas. The exact amount of each annual installment will be approved each year by the City Council of the City of Celina, Texas in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Celina, Texas.

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

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Purchaser(s) _____ Date: _____

[SIGNATURES APPEAR ON FOLLOWING PAGE]

EXECUTED by the undersigned on the date set forth below to be effective as of the date first above written.

LANDOWNER:

FIRST TEXAS HOMES, INC.
a Texas corporation

By: _____
Name: _____
Its: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____, as _____ of First Texas Homes, Inc., a Texas corporation on behalf of said company.

_____
Notary Public, State of Texas

LANDOWNER AGREEMENT - EXHIBIT III

HOMEBUYER EDUCATION PROGRAM

As used in this **Exhibit III**, the recorded Notice of the Authorization and Establishment of the Edgewood Creek Public Improvement District and the Declaration of Covenants, Conditions and Restrictions in **Exhibit II** of this Agreement are referred to as the "Recorded Notices."

1. Any Landowner, who is a Builder, shall attach the Recorded Notices and the final Assessment Roll for such Assessed Parcel (or if the Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30 year payment for such Assessed Parcel) as an addendum to any residential homebuyer's contract.

2. Any Landowner who is a Builder shall provide evidence of compliance with Paragraph 1 above, signed by such residential homebuyer, to the City.

3. Any Landowner who is a Builder shall prominently display signage in its model homes, if any, substantially in the form of the Recorded Notices.

4. If prepared and provided by the City, any Landowner who is a Builder shall distribute informational brochures about the existence and effect of the District in prospective homebuyer sales packets.

5. Any Landowner who is a Builder shall include Assessments in estimated property taxes, if such Builder estimates monthly ownership costs for prospective homebuyers.

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Brad Kearney
Date:	January 14, 2025
Re:	Lakes at Mustang Ranch Public Improvement District Phase #8-9 Bond Issuance

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project); approving and authorizing related agreements; and providing an effective date. (Stovall)

Background Information:
This item approves the sale of bonds for Phase #8-9 of the Lakes at Mustang Ranch Public Improvement District (PID) for Phase #8-9 public improvements.

The Lakes at Mustang Ranch PID was established on March 10, 2008. It is located in southeast Celina along Custer Road (FM 2478) and near Frontier Parkway. There are 1,701 proposed single family homes in nine phases.

Phase #8-9 is composed of 277 single family homes. The authorized projects for Phase #8-9 include roadway, water, sewer, drainage, and soft costs. The total estimated project costs are $9,314,659. This is the final phase for the Lakes at Mustang Ranch PID. City Council will consider the levying of assessments for Phase #8-9 at the January 14, 2025 City Council Meeting.

Approval of this item authorizes the sale of Phase #8-9 Series 2025 Bonds for the Lakes at Mustang Ranch PID.

Legal Review:
This item has been reviewed and approved.

Supporting Documents:

1. Lakes at Mustang Ranch PID Phase #8-9 Bond Issuance Presentation
2. Celina Lakes at Mustang Ranch Phases #8-9 2025 - Bond Ordinance (FINAL w. ATTACHMENTS) (12-30)

Financial Consideration:

This item authorizes the sale of bonds to fund public improvements in Phase #8-9 of the PID that will be repaid through the assessments levied on properties within Phase #8-9.

Staff Recommendation:

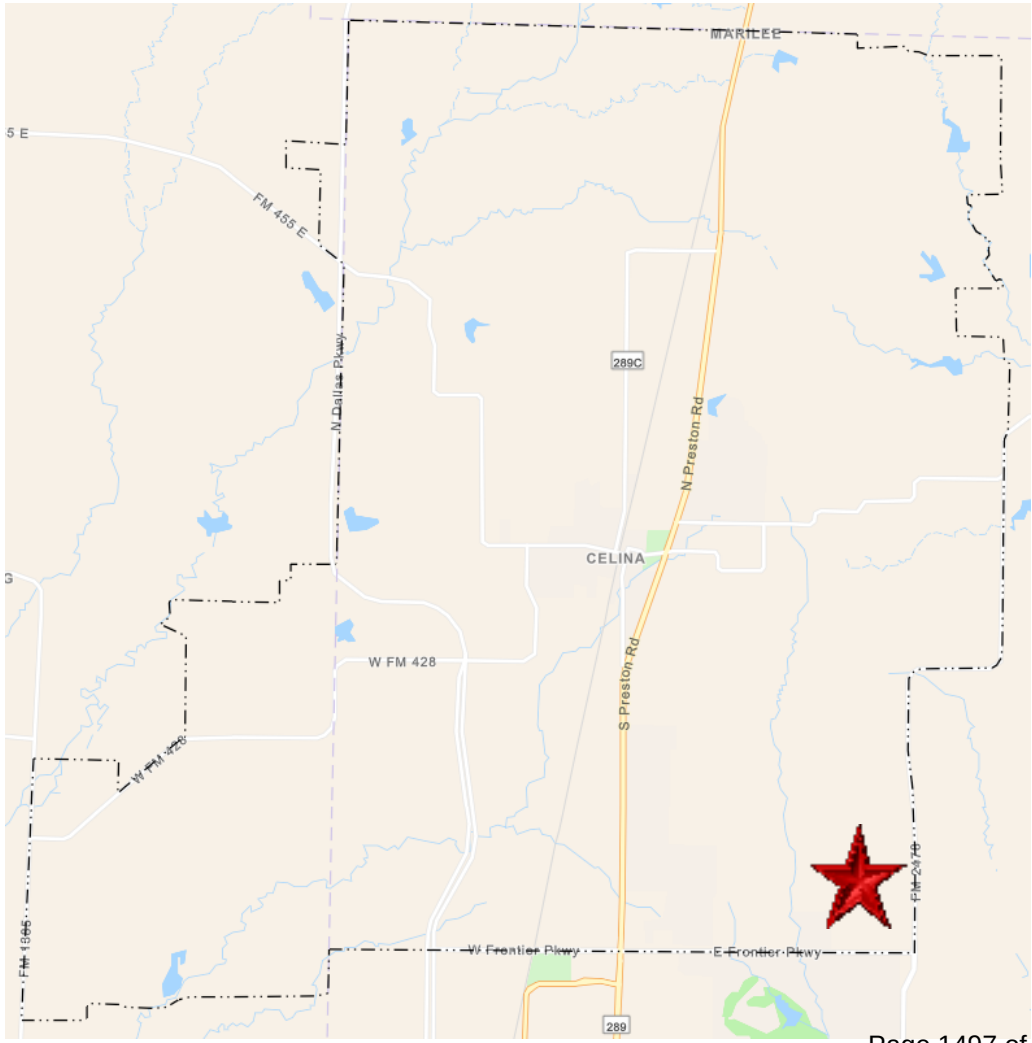
Staff recommends approval.

LAKES AT MUSTANG RANCH PID PHASE #8-9 BOND SALE

City Council Meeting
January 14, 2025

LAKES AT MUSTANG RANCH PID

- Established March 10, 2008
- Located in southeast Celina along Custer Rd near Frontier Pkwy
- Proposed development: 1,701 units
  - 1 acre = 33
  - 100 ft = 60
  - 86 ft = 281
  - 74 ft = 359
  - 65 ft = 167
  - 60 ft = 325
  - 50 ft = 343
  - 40 ft = 73
  - 35 ft = 60



TIMELINE

- ~~December 10, 2024 – Consider preliminary SAP and call a public hearing~~
- ~~January 14, 2025 – Hold public hearing and consider levying assessments for Phase #8-9~~
- January 14, 2025 – Consider bond ordinance for Phase #8-9 bonds

PHASE #8-9

- Phase #8-9 includes 277 single family homes
- This is the final phase and includes all remaining lots
- Authorized Projects: $9,314,659
  - Roadway
  - Water
  - Sewer
  - Drainage
  - Soft costs
- Bond Issuance: $

CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans
- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG
- Municap – PID and TIRZ Consultant
  - Advises the City on all matters related to PIDs and TIRZs
  - Ensures compliance with City's PID Policy and state statutes

BOND PRICING AND DETAILS

- The City's financial advisors, Hilltop Securities, will present the details of the Bond pricing.

RECOMMENDATION

- Staff recommends approval.

ORDINANCE NO. 2025-__

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT); AND APPROVING AND AUTHORIZING RELATED AGREEMENTS.

WHEREAS, the City of Celina, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act"), has previously established the “The Lakes at Mustang Ranch Public Improvement District” (the "District"), pursuant to Resolution No. 2008-06R adopted by the City Council of the City (the "City Council") on March 10, 2008; and

WHEREAS, pursuant to the PID Act, the City Council published notice of and convened a public hearing on January 14, 2025, regarding the levy of special assessments against benefitted property located within Phases #8-9 of the District, and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2025-_____ (the “Assessment Ordinance”) on January 14, 2025; and

WHEREAS, in the Assessment Ordinance, the City Council approved and accepted The Lakes at Mustang Ranch Public Improvement District Amended and Restated Service and Assessment Plan, dated January 14, 2025 (as updated, amended, and/or restated, the “Service and Assessment Plan”) relating to the District and levied special assessments (the “Assessments”) against the Phases #8-9 Assessed Property as shown on the Phases #8-9 Assessment Roll that is attached to the Service and Assessment Plan as Appendix N; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the Service and Assessment Plan; and

WHEREAS, the City is authorized by the PID Act to issue its revenue bonds payable from the Assessments and other revenues received for the purposes of (i) paying a portion of the Actual Costs of the Phases #8-9 Projects, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phases #8-9 Projects, (iv) paying a portion of the costs incidental to the organization and administration of the District, and (v) paying costs of issuance; and

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to issue its bonds to be designated “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project)” (the “Bonds”), such series to be payable from and secured by the Trust Estate (as defined in the Indenture); and

WHEREAS, the City Council hereby finds and determines to (i) approve the issuance of the Bonds to finance a portion of the Actual Costs of the Phases #8-9 Projects, as identified in the Service and Assessment Plan, (ii) approve the form, terms, and provisions of an Indenture (defined below) securing the Bonds authorized hereby, (iii) approve the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) approve a Preliminary Limited Offering Memorandum (defined below) and a Limited Offering Memorandum (defined below), and (v) approve the form, terms and provisions of a Continuing Disclosure Agreement (defined below); and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of $_____ for the purpose of providing funds for (i) paying a portion of the Actual Costs of the Phases #8-9 Projects, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phases #8-9 Projects, (iv) paying a portion of the costs incidental to the organization and administration of the District, and (v) paying costs of issuance, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of February 1, 2025, between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Indenture is hereby approved in substantially the form attached hereto as **Exhibit A,** which is incorporated herein as a part hereof for all purposes, with such changes or additions thereto as may be approved by the Mayor or Mayor Pro Tem of the City (upon the advice of the City Manager) as evidenced by the execution and delivery thereof. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem and such officials are hereby authorized to deliver the Indenture.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions and modifications as may be required to conform the form of bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Pledged Revenues (as defined in the Indenture) and other assets of the Trust Estate pledged to such series, and shall never be payable from ad valorem taxes.

SECTION 2. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc. (the "Underwriter") under that certain Bond Purchase Agreement (the "Bond Purchase Agreement"), dated the date hereof, between the City and the Underwriter, substantially in the form attached hereto as **Exhibit B** which is incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interests of the City at the price and on the terms and provisions set forth in the Bond Purchase Agreement. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the City Manager, such approval to be evidenced by the execution and delivery of the Bond Purchase Agreement by the Mayor, Mayor Pro Tem, City Manager, or Assistant City Manager of the City. The Mayor, Mayor Pro Tem, City Manager, or Assistant City Manager of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement.

SECTION 3. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The form and substance of the Preliminary Limited Offering Memorandum for the Bonds and any addenda, supplement or amendment thereto (the "Preliminary Limited Offering Memorandum") and the final Limited Offering Memorandum (the "Limited Offering Memorandum")

are hereby in all respects approved and adopted. The Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, as thus approved and delivered, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in the offering of the Bonds is hereby ratified, approved and confirmed and the Preliminary Limited Offering Memorandum is hereby deemed "final" as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. Notwithstanding the approval and delivery of such Preliminary Limited Offering Memorandum and Limited Offering Memorandum by the Mayor or Mayor Pro Tem, this City Council, including the Mayor and Mayor Pro Tem, are not responsible for and proclaim no specific knowledge of the information contained in the Preliminary Limited Offering Memorandum and Limited Offering Memorandum pertaining to the Development (as defined in the Limited Offering Memorandum), the Developer (as defined in the Limited Offering Memorandum) or its financial ability, or of any builders, or any landowners.

SECTION 4. Continuing Disclosure Agreement. That certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project) Continuing Disclosure Agreement of Issuer" (the "Continuing Disclosure Agreement") by and among the City, MuniCap, Inc., and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., is hereby authorized and approved in substantially the form attached hereto as **Exhibit C** which is incorporated herein as a part hereof for all purposes and the City Manager, Assistant City Manager, Mayor, and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Assistant City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 5. Additional Actions. The Mayor, the Mayor Pro Tem, the City Manager, the Assistant City Manager, the Finance Director, and the City Secretary are each hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance. The Mayor, the Mayor Pro Tem, the City Manager, the Assistant City Manager, the Finance Director, and the City Secretary are each hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance or any other certificates, agreements, or other documents subsequent to the delivery of the Bonds which may be necessary or appropriate to carry out or fulfill the purpose and intent of the Service and Assessment Plan and the acquisition and construction of the Phases #8-9 Projects.

SECTION 6. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 7. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 8. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 10. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 11. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Remainder of Page Intentionally Left Blank]

PASSED AND ADOPTED, this January 14, 2025.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Lauren Vaughns, City Secretary

(City Seal)

EXHIBIT A

INDENTURE OF TRUST

INDENTURE OF TRUST

By and Between

CITY OF CELINA, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF FEBRUARY 1, 2025

SECURING

$_____
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
PHASES #8–9 PROJECT)

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EXHIBIT A 1

INDENTURE OF TRUST

THIS INDENTURE of Trust (the "Indenture"), dated as of February 1, 2025 is by and between the CITY OF CELINA, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles, recitals and granting clauses and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district then located in the extraterritorial jurisdiction of the City to be known as The Lakes at Mustang Ranch Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on February 11, 2008, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on March 10, 2008, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2008-06R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, on March 27, 2008, the City published notice of its authorization of the District in the *McKinney Courier-Gazette* a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after March 10, 2008; and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on November 18, 2014, the City Council by Resolution 2014-60R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (the "Initial Major Improvements") benefitting the Initial Major Improvement Area (as hereinafter defined) of the District and directed City staff to (i) prepare a proposed assessment roll (the "Initial Major Improvement Area Assessment Roll") as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, the City has heretofore issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project)" (the "2015 MIA Bonds") secured by the assessments levied against the Initial Major Improvement Area (the "Initial Major Improvement Area Assessments") less that portion of the Initial Major Improvement Area Assessments allocable to certain city contributed improvements constructed within the Initial Major Improvement Area (the "Initial MIA CCMI Assessment") for the purpose of financing a portion of the Actual Costs of the Initial Major Improvements that benefit assessed property within the Initial Major Improvement Area of the District; and

WHEREAS, the City has heretofore issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" (the "2015 Phase #1 Bonds") secured by certain assessments (the "Phase #1 Assessments") levied on the assessed property with the first construction phase of the District ("Phase #1"), less that portion of the Phase #1 Assessments allocable to certain city contributed improvements constructed within Phase #1 (the "Phase #1 CCMI Assessment") for the purpose of financing a portion of the costs of the Authorized Improvements benefiting the property within Phase #1; and

WHEREAS, the City has heretofore issued its "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" (the "Phase #1 Refunding Bonds") secured by Phase #1 Assessments and which refunded the 2015 Phase #1 Bonds in their entirety; and

WHEREAS, in connection with the Phase #1 Refunding Bonds, the City Council approved an amendment and restatement to the Service and Assessment Plan, and pursuant to direction from the Administrator that the conditions required for completely reducing the Initial MIA CCMI Assessment and the Phase #1 CCMI Assessment were satisfied, the City has formally released the Initial MIA CCMI Assessment and the Phase #1 CCMI Assessment; and

WHEREAS, concurrently with the issuance of the Bonds, the City anticipates issuing its "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" (the "Phases #2-7 Refunding and Improvement Bonds") which will refund the 2015 MIA Bonds in their entirety and pay for a portion of the costs of the Phases #2-7 Projects and Initial Major Improvements not previously paid for out of the proceeds of the 2015 MIA Bonds and not allocable to Phases #8-9; and

WHEREAS, in the indentures authorizing the Phase #1 Refunding Bonds and the Phases #2-7 Refunding and Improvement Bonds, the City reserved the right to an additional series of bonds as "Additional Obligations" pursuant to other indentures, assessment ordinances, or similar agreements, which do not constitute or create a lien on the trust estate securing the Phase #1 Refunding Bonds and are not payable from pledged revenues which secure the Phase #1 Refunding Bonds; and

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments (as herein defined) for the purpose of (i) paying a portion of the Actual Costs of the Phases #8-9 Projects; (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the interest on the Bonds during and after the acquisition and construction of the Phases #8-9 Projects; (iv) paying a portion of the costs

incidental to the organization and administration of the District and (v) paying the costs of issuing the Bonds; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act, as amended, to finance a portion of the Actual Costs of the Phases #8-9 Projects, such bonds to be entitled "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project)" (the "Bonds"), such Bonds being payable solely from the Trust Estate; and

WHEREAS, the Bonds are expected to be issued as Additional Obligations under the indentures authorizing the Phase #1 Refunding Bonds and the Phases #2-7 Refunding and Improvement Bonds, and will not constitute or create a lien on the trust estate securing the Phase #1 Refunding Bonds or the Phases #2-7 Refunding and Improvement Bonds and are not payable from pledged revenues which secure the Phase #1 Refunding Bonds or the Phases #2-7 Refunding and Improvement Bonds; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" means, with respect to a Phases #8-9 Project, the demonstrated, reasonable, allocable, and allowable costs of constructing such Phases #8-9 Project, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Phases #8-9 Project, (b) the costs of preparing the construction plans for such Phases #8-9 Project, including general contractor construction management fees, if any (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Phases #8-9 Project, (d) the costs for external professional costs associated with such Phases #8-9 Project, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes, (e) the costs of all labor,

bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of such Phases #8-9 Project, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges (, taxes, governmental fees and charges including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the reserve account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to 5.50% of the principal amount of the Outstanding Bonds to be funded from Additional Interest, if collected, to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account in accordance with provisions of Section 6.7(a) hereof.

"Additional Obligations" means any bonds or obligations, including specifically, any installment contracts, reimbursement agreements, temporary note or time warrant secured in whole or in part by an assessment, other than the Assessments securing the Bonds, levied against property within the District, in accordance with the PID Act.

"Additional Major Improvements" means Authorized Improvements which benefit all of the property within the District subject to assessment and which were not part of the Initial Major Improvements, which are described in Section III.C. of the Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of: (i) creating an organizing the PID, including conducting hearings, preparing notices and petitions and all costs incident there to, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the District and the Phases #8-9 Projects, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of Phases #8-9 Projects. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrative Fund" means that Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

"Administrator" means an employee of the City or third-party designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including both principal of and interest on the Assessments) as shown on the Phases #8-9 Assessment Roll attached to the Service and Assessment Plan as Appendix N, and related to the Phases #8-9 Projects; which annual payment includes Administrative Expenses and the Additional Interest, if any, collected on each annual payment of the Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

"Annual Service Plan Update" means the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each parcel of land located within Phases #8-9 of the District against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means, collectively, all the Assessed Parcels.

"Assessment Ordinance" means Ordinance No. 2025-__ adopted by the City Council on January 14, 2025, which levied the Assessments on the Assessed Property located within Phases #8-9 of the District.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessments" means the aggregate assessments shown on the Phases #8-9 Assessment Roll. The singular of such term means the Assessment levied against an Assessed Parcel, as shown on the Phases #8-9 Assessment Roll, subject to reallocation upon the

subdivision of an Assessed Parcel, or consolidation of multiple Assessed Parcels, or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means $100,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $100,000, then the Authorized Denomination of such Outstanding Bond shall be the amount of such Outstanding Bond.

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including, but not limited to the Phases #8-9 Projects listed in Section III of the Service and Assessment Plan.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that is nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Date" means the date designated as the initial date of the Bonds by Section 3.2(a) of this Indenture.

"Bond Fund" means the Fund of such name established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means Ordinance No. 2025-_____ adopted by the City Council on January 14, 2025, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bond Year" means the one-year period beginning on September 1 in each year and ending on August 31 in the following year.

"Bonds" means the City's bonds authorized to be issued by Section 3.1 of this Indenture entitled "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project)".

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"Capitalized Interest Account" means the Account of such name established pursuant to Section 6.1.

"Certification for Payment" means a certificate executed by an engineer, construction manager or other person or entity acceptable to the City, as evidenced by the signature of a City Representative, specifying the amount of work performed and the cost thereof, presented to the Trustee to request funding for Actual Costs from money on deposit in a specific account of the Project Fund.

"City Certificate" means a certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the action referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"Defeasance Securities" means Investment Securities then authorized by applicable law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessment or an Annual Installment thereof, in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the transfer/payment office located in St. Paul, Minnesota, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"Developer" means Celina 682 Partners, L.P., a Texas limited partnership.

"District Administration Account" means the Account of such name established pursuant to Section 6.1.

"DTC" shall mean The Depository Trust Company of New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among such DTC Participants.

"Event of Default" shall have the meaning assigned to such term in Section 11.1(a) of this Indenture.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel(s), whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Indenture" means this Indenture of Trust as originally executed, or as it may be from time to time supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds; (ii) is in fact independent and not under the domination of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means the Initial Bond as set forth in Exhibit A to this Indenture.

"Initial Major Improvement Area" means, collectively, the property located within the second, third, fourth, fifth, sixth, seventh, eight, and ninth construction phases of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Initial Major Improvements" means the Authorized Improvements which benefit all of the assessed property within the District and are described in Section III.B of the Service and Assessment Plan.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 1 and September 1 of each year, commencing September 1, 2025.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; and provided further investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of Bonds that is less than 10% of the Outstanding principal amount of the Bonds.

"Outstanding" means, as of any particular date when used with reference to Bonds, all Bonds authenticated and delivered under this Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in Article IV, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond or Bonds, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"Phases #8-9" means, collectively, the property located within the eighth and ninth construction phase of the District and will be further identified and depicted in Appendix A of the Service and Assessment Plan, as specifically described as the sum of all Parcels shown in Appendix N of the Service and Assessment Plan.

"Phases #8-9 Assessment Roll" means the assessment roll attached as Appendix N to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Assessments against each Assessed Parcel within Phases #8-9 of the District related to the Phase #8-9 Projects, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Phases #8-9 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Phases #8-9 of the District and are described in Section III.K of the Service and Assessment Plan.

"Phases #8-9 Projects" means (i) the pro rata portion of the Additional Major Improvements allocable to Phases #8-9, and (ii) the Phase #8-9 Improvements, which are described in III.C and III.K of the Service and Assessment Plan.

"Phases #8-9 Projects Account" means the Account of such name established pursuant to Section 6.1

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"PID Reimbursement Agreement" means the "The Lakes at Mustang Ranch Public Improvement District Reimbursement Agreement" between the City and the Landowner relating to the Bonds, dated as of January 13, 2015, which provides, in part, for the appointment, levying and collection of assessments against property within the District, the construction and maintenance of the Authorized Improvements within in the District, the issuance of bonds and other matters related thereto.

"Pledged Funds" means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means that fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Administrative Expenses and (ii) any additional revenues that the City may pledge to the payment of Bonds.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal,

interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

"Principal and Interest Account" means that fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Project Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of the Bonds.

"Rebate Amount" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Rebate Fund" means that fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the close of business on the fifteenth calendar day (whether or not a Business Day) of the month next preceding an Interest Payment Date.

"Redemption Fund" means that fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption, unless otherwise provided in a Supplemental Indenture.

"Refunding Bonds" means bonds issued pursuant to the PID Act and/or Chapter 1207 of the Texas Government Code or any other applicable law of the State of Texas (each as amended) to refund all or any portion of the then Outstanding Bonds.

"Register" means the register specified in Article III of this Indenture.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

"Reserve Account Requirement" means the least of: (i) Maximum Annual Debt Service on the Bonds as of the Closing Date of the Bonds, (ii) 125% of average Annual Debt Service on the Bonds as of the Closing Date of the Bonds, or (iii) 10% of the lesser of the principal amount of the Outstanding Bonds or the original issue price of the Bonds. As of the Closing Date for the Bonds, the Reserve Account Requirement is $_____, which is an amount equal to the [Maximum Annual Debt Service on the Bonds as of the Closing Date].

"Reserve Fund" means that fund of such name established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the "The Lakes at Mustang Ranch Public Improvement District Amended and Restated Service and Assessment Plan" dated January 14, 2025, including the Phases #8-9 Assessment Roll, as hereinafter amended, updated, and/or

restated by an Annual Service Plan Update or otherwise, a version of which is attached as an exhibit to the Assessment Ordinance.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Stated Maturity" means the date the Bonds, or any portion of the Bonds, as applicable, are scheduled to mature without regard to any redemption or prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is greater than or equal to 10% of the Outstanding principal amount of such Bonds.

"Supplemental Indenture" means an indenture which has been duly executed by the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized or permitted hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for Federal income tax purposes.

"Trust Estate" means the Trust Estate described in the granting clauses in Section 2.1 of this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, Dallas, Texas, and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds.

Section 1.2. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Indenture are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any and all proceeds thereof and any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or Redemption Price of and the

interest on all the Bonds at the times and in the manner stated in the Bonds, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is

necessary, useful or convenient in order to better secure the Bonds and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Contract with Owners and Trustee.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owner, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization of the Bonds.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended. The Bonds shall be issued in the aggregate principal amount of $_____ for the purpose of (i) paying a portion of the Actual Costs of the Phases #8-9 Projects; (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the interest on the Bonds during and after the acquisition and construction of the Phases #8-9 Projects; (iv) paying a portion of the costs incidental to the organization and administration of the District; and (v) paying the costs of issuing the Bonds.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated February 27, 2025 and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons and shall be numbered separately from R-1 upward, except the Initial Bond for the Bonds, which shall be numbered T-1.

(b) Interest shall accrue and be paid on each Bond from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for, at the rate per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 1 and September 1 of each year, commencing September 1, 2025 computed on the basis of a 360-day year of twelve 30-day months.

(c) The Bonds shall mature on September 1, in the years and in the principal amounts and shall bear interest as set forth below:

Year	Principal Amount ($)	Interest Rate (%)

(d) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in **Exhibit A** to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery to the Trustee of:

(a) a certified copy of the Assessment Ordinance;

(b) a certified copy of the Bond Ordinance;

(c) a copy of this Indenture executed by the Trustee and the City;

(d) an executed copy of the PID Reimbursement Agreement; and

(e) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the Purchaser to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond shall be paid to the Owner of such Bond on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds ceases to hold such office before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, duly authenticated by manual or electronic execution by an officer

or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, manually or electronically executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that such Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one Initial Bond representing the entire principal amount of all Bonds, payable in stated installments to the Purchaser, or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser one registered definitive bond for each year of maturity of the Bonds, in the aggregate principal amount of all bonds for such maturity, registered in the name of Cede & Co., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond is registered on the relevant Record Date) and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and bearing the same interest rate and in any Authorized Denomination and in

an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds transferred or exchanged in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such transferred Bond is delivered.

(e) Each exchange Bond delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such exchange Bond is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond or portion thereof called for redemption prior to maturity within 45 days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond redeemed in part.

Section 3.8. Cancellation.

All Bonds paid or redeemed before scheduled maturity in accordance with this Indenture, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's request, the Trustee shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in an Authorized Denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the Applicable Laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the Trustee to save them and the City harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond, if a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11. Book-Entry Only System.

The Bonds shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date the definitive Bonds shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City, the Trustee, and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City, the Trustee, and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Indenture to the contrary, the City, the Trustee, and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the word "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of

the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

_____
*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

_____
*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

_____
*Stated Maturity

(b) At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section 4.2, the Trustee shall select a principal amount of Bonds (in accordance with Section 4.5) of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, in accordance with Section 4.5(b), shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem Bonds maturing on or after September 1, 20___, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20___, such redemption date or dates to be fixed by the City, at the Redemption Price.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part and in an amount and on a date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed plus accrued interest to the date of redemption from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) or any other transfers to the Redemption Fund under the terms of this Indenture or as a result of unexpended amounts transferred from the Project Fund pursuant to the terms of this Indenture.

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of bonds that is obtained by dividing the principal amount of such Bond by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion, but not less than $1,000, may be issued.

(b) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of the Bonds are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro-rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds or Bond, as applicable, shall be redeemed in inverse order of maturity.

(e) Upon surrender of any Bond for redemption in part, the Trustee, in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds are in book-entry-only form and held by DTC as security depository, references to Owner in this Indenture means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Outstanding Bonds are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Section 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds to be redeemed pursuant to Section 4.3 or 4.4 hereof on such date by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office of the Trustee on or after the date fixed for redemption, the Trustee shall pay the Redemption Price on such Bond to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price are on deposit with the Trustee; thereafter, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS

Section 5.1. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds, (i) shall be substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services managed by S&P Global Market Intelligence on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect as regards the legality thereof and neither the City, the Trustee nor the attorneys approving said Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond over the certification of the City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund; and

(vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Accounts are hereby created and established under the Bond Fund:

(A) Principal and Interest Account; and

(B) Capitalized Interest Account.

(ii) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(iii) The following Accounts are hereby created and established under the Project Fund:

(A) Phases #8-9 Projects Account; and

(B) Costs of Issuance Account.

(iv) The following Account is hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account.

(v) The following Account is hereby created and established under the Administrative Fund:

(A) District Administration Account.

(c) Each Fund and each Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds.

(d) Except as provided in Section 6.10(f), interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(i) to the Capitalized Interest Account of the Bond Fund: $_____;

(ii) to the Costs of Issuance Account of the Project Fund: $_____;

(iii) to the Phases #8-9 Projects Account of the Project Fund: $_____;

(iv) to the Reserve Account of the Reserve Fund: $_____;

(v) to the District Administration Account of the Administrative Fund: $_____.

Section 6.3. Pledged Revenue Fund.

(a) On or before February 15 of each year while the Bonds are Outstanding and beginning February 15, 2025, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited into the Pledged Revenue Fund, the City shall deposit or cause to be deposited Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement in accordance with Section 6.7 hereof, (iii) third, to the Additional Interest Reserve Account in an amount equal to the Additional Interest collected, if any,

in accordance with Section 6.7(a) hereof, and (iv) fourth, to pay other costs permitted by the PID Act, including paying costs related to the Phases #8-9 Projects.

(b) From time to time as needed to pay the obligations relating to the Bonds, but no later than five Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account of the Pledged Revenue Fund and transfer to the Principal and Interest Account of the Bond Fund, an amount, taking into account any amounts then on deposit in such Principal and Interest Account and any expected transfers from the Capitalized Interest Account to the Principal and Interest Account of the Bond Fund, such that the amount on deposit in the Principal and Interest Account of the Bond Fund equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Principal and Interest Account of the Bond Fund first, to the payment of interest, and second, to the payment of principal (including any Sinking Fund Installments) on the Bonds.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an Account of the Reserve Fund and the other deposits described in subsection (a) above, the City may direct the Trustee by City Certificate to apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid.

(g) Any additional Pledged Revenues remaining after the satisfaction of foregoing shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Principal and Interest Account of the Bond Fund and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds, less any amount to be used to pay interest on the Bonds on such Interest Payment Date from the Capitalized Interest Account, as provided below.

(b) If amounts in the Principal and Interest Account of the Bond Fund are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in the order described in Section 6.7(f) hereof. Amounts so withdrawn from the Reserve Fund shall be deposited in the Principal and Interest Account of the Bond Fund and transferred to the Paying Agent/Registrar.

(c) Moneys in the Capitalized Interest Account shall be used for the payment of interest on the Bonds in the following dates and in the following amounts:

Date	**Amount ($)**

Any amounts on deposit in the Capitalized Interest Account after the payment of interest on the dates and in the amounts listed above shall be transferred to the Phases #8-9 Projects Account of the Project Fund, or if the Phases #8-9 Projects Account of the Project Fund has been closed as provided herein, such amounts shall be transferred to the Redemption Fund to be used to redeem Bonds and the Capitalized Interest Account shall be closed.

Section 6.5. Project Fund.

(a) Money on deposit in the Project Fund shall be used for the purposes specified in Section 3.1 hereof.

(b) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to one or more City Certificates.

(c) Disbursements from the Phases #8-9 Projects Account of the Project Fund to pay Actual Costs of the Phases #8-9 Projects shall be made by the Trustee upon receipt by the Trustee of either a properly executed and completed Certification for Payment or written direction from the City or its designee approving the disbursement to the Developer or the Developer's designee. The disbursement of funds from the Phases #8-9 Projects Account pursuant to a Certification for Payment shall be pursuant to and in accordance with the disbursement procedures described in the PID Reimbursement Agreement or as provided in such written direction. Such provisions and procedures related to such disbursements contained in the PID Reimbursement Agreement, and no other provisions of the PID Reimbursement Agreement, are herein incorporated by reference and deemed set forth herein in full.

(d) In making any determination pursuant to this Section, the City representative may conclusively rely upon a certificate of an Independent Financial Consultant.

(e) If the City Representative determines in his or her sole discretion that amounts then on deposit in the Phases #8-9 Projects Account of the Project Fund are not expected to be expended for purposes of the Phases #8-9 Projects Account of the Project Fund due to the abandonment or constructive abandonment, of the Phases #8-9 Projects such that, in the opinion

of the City Representative, it is unlikely that the amounts in the Phases #8-9 Projects Account of the Project Fund will ever be expended for the purposes of the Phases #8-9 Projects Account of the Project Fund, the City Representative shall file a City Certificate with the Trustee which identifies the amounts then on deposit in the Phases #8-9 Projects Account of the Project Fund that are not expected to be used for purposes of the Phases #8-9 Projects Account of the Project Fund. If such City Certificate is so filed, the amounts on deposit in the Phases #8-9 Projects Account of the Project Fund shall be transferred to the Redemption Fund to redeem Bonds on the earliest practicable date after notice of redemption has been provided in accordance with the Indenture.

(f) Upon the filing of a City Certificate stating that all Phases #8-9 Projects have been completed and that all Actual Costs of the Phases #8-9 Projects have been paid, or that any such Actual Costs of the Phases #8-9 Projects are not required to be paid from the Phases #8-9 Projects Account of the Project Fund pursuant to a Certification for Payment, or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Phases #8-9 Projects Account of the Project Fund to the Principal and Interest Account of the Bond Fund and (ii) shall close the Phases #8-9 Projects Account of the Project Fund. If the Phases #8-9 Projects Account has been closed pursuant to the provisions of this Section as provided above and the Costs of Issuance Account of the Project Fund has been closed pursuant to the provisions of Section 6.5(g), the Project Fund shall be closed.

(g) Not later than six months following the Closing Date, or upon a determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to another Account of the Project Fund and used to pay Actual Costs of the Phases #8-9 Projects or to the Principal and Interest Account of the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Pledged Revenue Fund an amount sufficient to redeem Bonds as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds as provided in Article IV.

Section 6.7. Reserve Fund.

(a) The City agrees with the Owners of the Bonds to accumulate from the deposits described in Sections 6.2 and Section 6.3(a) hereof, and when accumulated, maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement except to the extent such deficiency is due to the application of Section 6.7(d) hereof. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Principal and Interest Account of the Bond Fund as provided in this Indenture.

(b) The Trustee, if needed, will transfer from the Bond Pledged Revenue Account of the Pledged Revenue Fund to the Additional Interest Reserve Account on March 1 and September 1 of each year, commencing March 1, 2026, an amount equal to the Additional Interest collected, if any, as shown in the Phases #8-9 Assessment Roll attached to the Service and

Assessment Plan or an Annual Service Plan Update, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If the amount on deposit in the Additional Interest Reserve Account shall at any later time be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall resume collecting the Additional Interest and shall file a City Certificate with the Trustee instructing the Trustee to resume depositing the Additional Interest from the Bond Pledged Revenue Account of the Pledged Revenue Fund into the Additional Interest Reserve Account until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account; provided, however, that the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture. In the event the amount on deposit in the Additional Interest Reserve Account is less than the Additional Interest Reserve Requirement then the deposits described in the immediately preceding sentence shall continue until the Additional Interest Reserve Account has been fully replenished. If, after such deposits, there is surplus Additional Interest remaining, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the Annual Installments as shown on the Phases #8-9 Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update, unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of said funds.

(d) Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of Bonds to be redeemed with Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayments toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate, as a result of such Prepayments and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Principal and Interest Account of the Bond Fund to be used for the payment of debt service on the Bonds on the next Interest

Payment Date in accordance with Section 6.4 hereof, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, (ii) to a specified Account of the Project Fund if such application and the expenditure of funds is expected to occur with three years of the Closing Date, or (iii) for such other use specified in such City Certificate if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on any Bond.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency.

(g) At the final maturity of the Bonds, the amount on deposit in the Reserve Account and the Additional Interest Reserve Account shall be transferred to the Principal and Interest Account of the Bond Fund and applied to the payment of the principal of the Bonds.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f), the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amount held in the Bond Fund and Redemption Fund is sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated “City of Celina, Texas, Rebate Fund” (the “Rebate Fund”) to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts relating to the Bonds due the United States Government, in accordance with the Code.

(b) In order to assure that Rebate Amount is paid to the United States rather than to a third party, investments of funds on deposit in the Rebate Fund shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the District Administration Account of the Administrative Fund the amounts collected each year to pay Administrative Expenses and Delinquent Collection Costs.

(b) Moneys in the District Administration Account of the Administrative Fund shall be held by the Trustee separate and apart from the other Funds and Accounts created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two days in advance of the making of such investment. The money in any Fund or Account shall be invested in time deposits or certificates of deposit secured in the manner required by law for public funds or be invested in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, in obligations of any agencies or instrumentalities thereof, or in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Notwithstanding the preceding sentences, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. Investments shall be valued each year in terms of current market value as of September 30. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate and to ensure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(h) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that the Assessments to be collected from the Assessed Parcels are as so reflected in the Service and Assessment Plan (as it may be updated from time to time) and, in accordance with the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than Refunding Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

(b) So long as Bonds are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and Refunding Bonds, if any, secured by any pledge of or other lien or charge on the Trust Estate or other property pledged under this Indenture, except for other indebtedness incurred in compliance with Section 13.2 hereof.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds or any interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and Owners of any Bonds or any duly authorized agent or agents of such holders shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee or duly authorized representative, as applicable. The City shall provide the Trustee or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds during the City's regular business hours and on a mutually agreeable date not later than 30 days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

> "*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the Purchaser against payment therefor.
>
> *"Code"* means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.
>
> *"Computation Date"* has the meaning set forth in Section 1.148-1(b) of the Regulations.
>
> *"Gross Proceeds"* means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Bonds.
>
> *"Investment"* has the meaning set forth in Section 1.148-1(b) of the Regulations.
>
> *"Nonpurpose Investment"* means any investment property, as defined in section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.
>
> *"Regulations"* means any proposed, temporary or final Income Tax Regulations issued pursuant to sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.
>
> *"Yield"* of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Bonds:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of Section 1.141-5(d) of the Regulations on the date the Bonds are delivered and will ensure that the Assessments continue to meet such requirements for so long as the Bonds are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any

action which would cause the Bonds to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the funds or subaccounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, 100% of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, 90% of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within 180 days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the

earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, Finance Director, or City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Bonds, in the Tax Certificate or similar or other appropriate certificate, form or document.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds, or as to the existence of a default or event of default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds, the Assessment Ordinance, the Bond Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Administrative Expenses) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Trust Estate, the funds available for such payment in any of the Pledged Funds, if any, or the amounts collected to pay Administrative Expenses on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to

enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector or City Manager or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent/Registrar for and in respect to the Bonds.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified, to the extent permitted by law, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct; provided, however, the Trustee may not request or require indemnification as a condition to making any deposits, payments, or transfers when required hereunder, or delivering any notice when required hereunder. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may make transfers from the District Administration Account of the Administrative

Fund, and to the extent money in the District Administration Account is insufficient, from the Pledged Revenue Fund, to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Outstanding hereunder.

Section 9.3. Responsibilities of the Trustee.

The recitals contained in this Indenture and in the Bonds shall be taken as the statements of the City and the Trustee assumes no responsibility for the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of the offering documents, this Indenture, or the Bonds or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City. In no event shall the Trustee be liable for incidental, indirect, special or consequential damages in connection with or arising from this Indenture for the existence, furnishing or use of the Phases #8-9 Projects.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the holders of at least a majority of the aggregate principal amount of Bonds then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his own affairs.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may rely upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance

with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds and may join in any action that any Owner of Bonds may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights

of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate outstanding principal amount of the Bonds.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor.

Section 9.9. Removal of Trustee.

The Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) the City, so long as the City is not in default under this Indenture. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate Outstanding principal of the Bonds.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least 25% of the aggregate outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds, in accordance with the immediately preceding paragraph.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein

or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds and each of the Owners of the Bonds.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

If necessary, the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by

the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"), in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC.

Section 9.14. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Indenture, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds, or with the written consent without a meeting, of the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of, and the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by Applicable Laws and this Indenture), or (iii) reduce the percentage of Owners of Bonds required for the amendment hereof. Any such amendment may not modify any of the rights or obligations of the Trustee without its written consent.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds;

(iv) to provide for the issuance of bonds issued to refund all or a portion of the Bonds, as set forth in Section 13.2; and

(v) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds.

(c) Any such modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement: (i) is permitted under Applicable Laws and the provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect,; provided, however, that an appointment of a successor trustee in accordance with the provisions hereof and the issuance of Refunding Bonds in accordance with the provisions of Section 13.2 hereof are each deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof, and to fix and adopt rules and regulations for the conduct of said meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

Except as provided in Section 10.1(c), such Supplemental Indenture amending the provisions of the Bonds or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, shall be mailed by first-class mail, by the Trustee to each Owner of Bonds from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Such Supplemental Indenture shall not become effective (except as provided in Section 10.1(c)) unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided and the City or Bond Counsel, acting on the City's behalf, has delivered to the Trustee an opinion of Bond Counsel to the effect that such amendment is permitted and will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such sixty day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation to take or refrain from taking any such action and the Trustee shall have no liability with respect to any action taken or any instance of inactions.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Outstanding Bonds shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.

The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 10.6. Amendatory Endorsement of Bonds.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds held by such Owner, provided that due notation thereof is made on such Bonds.

Section 10.7. Waiver of Default.

With the written consent of at least a majority of the Owners in aggregate principal amount of the Bonds then Outstanding, the Owners may waive non-compliance by the City with certain past defaults under the Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners.

Section 10.8. Execution of Supplemental Indenture

In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall receive, and shall be fully protected in relying upon, an opinion of counsel addressed and delivered to the Trustee and the City stating that the execution of such Supplemental Indenture is permitted by and in compliance with this Indenture. The Trustee may, but shall not be obligated to, enter into any such Supplemental Indenture which affects the Trustee's own rights, duties and immunities under this Indenture.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an "Event of Default," to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided, however, that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make the payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if it is in violation of any applicable state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1 the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL OF AND INTEREST ON THE BONDS, SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to all Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of and whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of not less than 25% of the aggregate principal amount of the Bonds then Outstanding have made

written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including its counsel), liabilities, and advances incurred or made by the Trustee and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, shall be applied by the Trustee, on behalf of the City, to the payment of interest, and principal or Redemption Price then due on Bonds, as follows:

> FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and
>
> SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due

dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds shall bind all future Owners of the same Bonds in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds.

Bonds owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds provided for in this Indenture, and the City shall not be entitled with respect to such Bonds to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate outstanding principal of the Bonds shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii) that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Pledged Revenues and the Trust Estate are and will be and remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Books of Record – Accounts.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances,

transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on the Trust Estate and are not payable from the Pledged Revenues. Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from Pledged Revenues so long as such pledge is subordinate to the pledge of Pledged Revenues securing payment of the Bonds.

(b) Other than Refunding Bonds issued to refund all or a portion of the Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omit to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) Notwithstanding any contrary provisions of this Indenture, the City shall not issue additional bonds, notes, or other obligations under this Indenture, secured by any pledge of or other lien or charges on the Pledged Revenues or other property of the Trust Estate pledged under this Indenture other than Refunding Bonds. The City reserves the right to issue Refunding Bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding Refunding Bonds and to pay all costs incident to the Refunding Bonds, as authorized by the laws of the state of Texas.

(d) Notwithstanding anything to the contrary herein, Refunding Bonds, Additional Obligations or subordinate obligations described by Section 13.2(a) above may be issued by the City unless: (1) the principal (including any principal amounts to be redeemed on a mandatory sinking fund redemption date) of such refunding bonds or subordinate obligations are scheduled to mature on September 1 of the years in which principal is scheduled to mature, and (2) the interest on such refunding bonds or subordinate obligations is scheduled to be paid on March 1 and September 1 of the years in which interest is scheduled to be paid.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that principal of and interest on all of the Bonds has been paid so that the City may determine if the Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the Funds and Accounts held hereunder to the Person entitled to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Deemed Paid.

All Outstanding Bonds shall, prior to the Stated Maturity or redemption date thereof be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose, shall be sufficient to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other authorized third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency then publishing a rating on the Bonds, that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this

Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be telexed, cabled, delivered by hand, mailed by first-class mail, postage prepaid, or transmitted by facsimile or e-mail and addressed as follows:

If to the City: City of Celina, Texas
142 North Ohio Street

Celina, Texas 75009
Attn: City Manager

If to the Trustee
or the Paying Agent/Registrar: U.S. Bank Trust Company, National Association
111 Filmore Avenue East
St. Paul, Minnesota 55107
Attn: Bond Operations

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of

interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original. The City and the Trustee agree that electronic signatures to this Indenture may be regarded as original signatures.

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF CELINA, TEXAS

By: _____,
Mayor

ATTEST:

By: _____,
City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

(a) Form of Bond

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED REGISTERED

No. _____ $_____

United States of America
State of Texas

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
PHASES #8-9 PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	September 1, 20_____	_____	_____

The City of Celina, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 1 and September 1 of each year, commencing September 1, 2025, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture, defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust office in Dallas, Texas (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the 15th calendar day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated February 27, 2025 and issued in the aggregate principal amount of $_____ and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of February 1, 2025 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) paying a portion of the Actual Costs of the Phases #8-9 Projects; (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the interest on the Bonds during and after the acquisition and construction of the Phases #8-9 Projects; (iv) paying a portion of the costs incidental to the organization and administration of the District and (v) paying the costs of issuing the Bonds.

The Bonds are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $100,000 and any multiple of $1,000 in excess thereof.

The Bonds are subject to sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at a price equal to the principal amount thereof plus accrued and unpaid interest thereon to the date set for redemption from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the Sinking Fund Installment amounts as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__ *

_____
*Stated Maturity

At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by the Indenture, the Trustee shall select for redemption pursuant to the provisions of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installments of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem Bonds maturing on or after September 1, 20__, before their scheduled maturity dates, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the redemption price of par plus accrued interest to the date of redemption.

Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, and in an amount and on a date specified in a City Certificate, at a redemption price equal to the principal amount of the Bonds called for redemption, plus accrued and unpaid interest to the date fixed for redemption, pursuant to the provisions of the Indenture, from amounts on deposit in the Redemption Fund as a result of Prepayments, other transfers to the Redemption Fund pursuant to the Indenture, or as a result of unexpended amounts transferred from the Project Fund as provided in the Indenture.

If less than all of the Bonds are redeemed pursuant to the mandatory sinking fund redemption, optional redemption or extraordinary optional redemption provisions, the Bonds to be redeemed shall be selected in accordance with the terms of the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at

which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the redemption price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds, and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the holders of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the holders of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the holder of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such holder and upon all future holders thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Refunding Bonds and Additional Obligations on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF CELINA, TEXAS, THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____
Mayor, City of Celina, Texas

_____
City Secretary, City of Celina, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office a certificate to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, Dallas, Texas, as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a) through (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below," and the reference to the "CUSIP NUMBER" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Amount ($) Interest Rate (%)"

(Information to be inserted from Section 3.2(b) hereof); and

(iii) the Initial Bond shall be numbered T-1.

EXHIBIT B

BOND PURCHASE AGREEMENT

$10,800,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT)

BOND PURCHASE AGREEMENT

January 14, 2025

City of Celina, Texas
142 N. Ohio St.
Celina, Texas 75009

Ladies and Gentlemen:

The undersigned, FMSbonds, Inc. (the "Underwriter"), offers to enter into this Bond Purchase Agreement (this "Agreement") with the City of Celina, Texas (the "City"), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City.

All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein), between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds (defined herein), and the Limited Offering Memorandum (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $10,800,000 aggregate principal amount of the "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project)" (the "Bonds"), at a purchase price of $_____ (representing the aggregate principal amount of the Bonds, less an Underwriter's discount of $_____).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a "municipal advisor" (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's length commercial transaction between the City and the Underwriter, (ii) in connection with the

discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial, and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board ("MSRB"), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of proceeds of the Bonds and the construction of the Phases #8-9 Projects financed with the Bonds and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary, and will not be assuming an advisory or fiduciary responsibility in favor, of the City.

The Bonds shall be dated as of the Closing Date, and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on February 27, 2025 (or such other date as may be agreed to by the City and the Underwriter) (the "Closing Date").

2. Authorization Instruments and Law. The Bonds were authorized by the Bond Ordinance enacted by the City Council of the City (the "City Council") on January 14, 2025, and shall be issued pursuant to the provisions of the PID Act, and the Indenture of Trust, dated as of February 1, 2025, between the City and the Trustee (the "Indenture"). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the Trust Estate, consisting primarily of the Assessments levied pursuant to the Assessment Ordinance against the Assessed Property, all to the extent and upon the conditions described in the Indenture. The District was established by a resolution (the "Creation Resolution"), enacted by the City Council on March 10, 2008, in accordance with the PID Act. The Service and Assessment Plan for the District was initially approved on January 13, 2015, and was most recently updated on January 14, 2025, in connection with the issuance of the Bonds. The Creation Resolution, the Assessment Ordinance, the Bond Ordinance, and the Indenture are collectively referred to herein as the "Authorizing Documents."

The Bonds shall be as described in Schedule I attached hereto, the Indenture, and the Limited Offering Memorandum. The proceeds of the Bonds shall be used for the purposes described in the Limited Offering Memorandum under "PLAN OF FINANCE – The Bonds" and shall be generally applied as described in the Limited Offering Memorandum under "SOURCES AND USES OF FUNDS."

3. Initial Offering. The Underwriter agrees to make an initial offering of all of the Bonds in accordance with Section 4 hereof and to limit the initial offering of the Bonds to persons that qualify as "Accredited Investors" (as defined in Rule 501 of Regulation D under the Securities Act of 1933, as amended and as then in effect (the "Securities Act")) or "Qualified Institutional Buyers" (within the meaning of Rule 144A under the Securities Act). On or before the third (3rd) Business Day prior to the Closing Date, the Underwriter shall execute and deliver to Bond Counsel the Issue Price Certificate (defined herein), in substantially the form attached hereto as Appendix B.

4. Establishment of Issue Price.

a. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before the third (3rd) Business Day prior to the Closing Date an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B (the "Issue Price Certificate"), with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City's Financial Advisor (defined herein) and any notice or report to be provided to the City may be provided to the Financial Advisor or to Bond Counsel.

b. The Underwriter confirms that it has offered all the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. The City will treat the first price at which 10% of each maturity of the Bonds is sold to the public as of the sale date as the issue price of that maturity (the "10% test"). At or promptly after the execution of this Agreement, the Underwriter shall report to the City on Schedule A to the Issue Price Certificate the first price at which the Underwriter has sold to the public each maturity of Bonds and shall identify to the City on Schedule A to the Issue Price Certificate those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

c. The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the date of this Agreement, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(i) the close of the fifth (5th) Business Day after the sale date; or

(ii) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if such sale occurs prior to the close of the fifth (5th) Business Day after the sale date.

d. The Underwriter confirms that any selling group agreement and each retail distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, if applicable, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a retail distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, if applicable, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement, to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

e. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) "public" means any person other than an underwriter or a related party to an underwriter;

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person

described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public);

(iii) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(iv) "sale date" means the date of execution of this Agreement by all parties.

5. Limited Offering Memorandum.

a. Delivery of Limited Offering Memorandum. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Limited Offering Memorandum for the Bonds dated December __, 2024 (the "Preliminary Limited Offering Memorandum"), in a "designated electronic format," as defined in the MSRB Rule G-32 ("Rule G-32"). The City will prepare, or cause to be prepared, a final Limited Offering Memorandum relating to the Bonds (as more particularly defined below, the "Limited Offering Memorandum") which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission's Rule 15c2-12, as amended ("Rule 15c2-12"), (iii) in a "designated electronic format," and (iv) substantially in the form of the most recent version of the Preliminary Limited Offering Memorandum provided to the Underwriter before the execution hereof, except for the inclusion of the information permitted to be excluded from the Preliminary Limited Offering Memorandum by Section (b)(1) of Rule 15c2-12. The Limited Offering Memorandum, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the "Limited Offering Memorandum." Until the Limited Offering Memorandum has been prepared and is available for distribution, the City shall provide to the Underwriter, upon request, sufficient quantities (which may be in electronic format) of the Preliminary Limited Offering Memorandum as the Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-12 with respect to distribution to each potential customer.

b. Preliminary Limited Offering Memorandum Deemed Final. The Preliminary Limited Offering Memorandum has been prepared for use by the

Underwriter in connection with the public offering, sale, and distribution of the Bonds. The City hereby represents and warrants that the Preliminary Limited Offering Memorandum has been deemed "final" by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

c. Use of Limited Offering Memorandum in Offering and Sale. The City hereby authorizes the Limited Offering Memorandum and the information therein contained to be used by the Underwriter in connection with the public offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with the public offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) Business Days after the City's acceptance of this Agreement) copies of the Limited Offering Memorandum which is complete as of the date of its delivery to the Underwriter. The City shall provide the Limited Offering Memorandum, or cause the Limited Offering Memorandum to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32, and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

d. Updating of Limited Offering Memorandum. If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than the twenty-fifth (25th) day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the City will promptly notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time reasonably request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement to the Limited Offering Memorandum so that the statements therein as so amended or supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading or so that the Limited Offering Memorandum will comply with law; provided, however, that for all purposes of this Agreement and any representation, warranty, or covenant made herein, or any

certificate delivered by the City in accordance herewith, the City makes no representations with respect to the following information (collectively, the "Non-City Disclosures") (i) the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of The Depository Trust Company, New York, New York ("DTC"), or its book-entry-only system, and (ii) the information in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum in the maps therein or under the captions and subcaptions "PLAN OF FINANCE" (except for the information under the subcaption "– The Bonds"), "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS," "BOOK-ENTRY ONLY SYSTEM," "THE PHASES #8-9 PROJECTS," "THE DEVELOPMENT," "THE DEVELOPER," "THE PID ADMINISTRATOR," "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phases #8-9 Projects, and the Development (as defined in the Limited Offering Memorandum)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "INFORMATION RELATING TO THE TRUSTEE," and "APPENDIX E-2." If such notification shall be subsequent to the Closing (defined herein), the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of such supplement or amendment to the Limited Offering Memorandum. The City shall provide any such amendment or supplement or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

e. Filing with MSRB. The Underwriter hereby agrees to timely file the Limited Offering Memorandum (and any amendment or supplement to the Limited Offering Memorandum prepared in accordance with Section 5(d) above)with the MSRB through its Electronic Municipal Market Access ("EMMA") system within one (1) Business Day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the "end of the underwriting period" for purposes of Rule 15c2-12 is the Closing Date.

f. Limited Offering. The Underwriter hereby represents, warrants, and covenants that the Bonds were initially sold pursuant to a limited offering. The Bonds were sold to not more than thirty-five (35) persons that qualify as "Accredited Investors" (as defined in Rule 501 of Regulation D under the Securities Act) or "Qualified Institutional Buyers" (within the meaning of Rule 144A under the Securities Act).

6. City Representations, Warranties and Covenants. The City represents, warrants, and covenants that:

a. Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the "State"), and has, and at the Closing Date will have, full legal right, power, and authority:

(i) to enter into and perform its duties and obligations under:

(1) this Agreement;

(2) the Assessment Ordinance;

(3) the Bond Ordinance;

(4) the Indenture;

(5) the Amended and Restated Development Agreement entered into between the City and the Developer as of October 23, 2014, and all amendments thereto (the "Development Agreement");

(6) the PID Reimbursement Agreement; and

(7) the Continuing Disclosure Agreement of Issuer with respect to the Bonds, dated as of February 1, 2025 (the "Continuing Disclosure Agreement of Issuer"), executed and delivered by the City, the Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent (the "Dissemination Agent");

(ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and

(iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the Development Agreement, (4) the PID Reimbursement Agreement, (5) the Continuing Disclosure Agreement of Issuer, (6) the Limited Offering Memorandum, and (7) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (7) being referred to collectively herein as the "City Documents").

b. Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified, or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of sovereign immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

c. Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the PID Act. The City has, and at the Closing will have, full legal right, power, and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell, and deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the PID Act, and as provided herein, and (iii) to carry out, give effect to, and consummate the transactions on the part of the City described by the Bond Ordinance and the other City Documents.

d. No Breach or Default. As of the time of acceptance hereof, and to its knowledge, the City is not, and as of the Closing Date the City will not be, in breach of or default in any material respect under any applicable constitutional provision, law, or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement, or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default, or event of default could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution, and delivery of the Bonds and the City Documents and compliance by the City with the obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a breach of or default under any applicable constitutional provision, law, or any administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement, or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties or under the terms of any such law, regulation, or instrument, except as may be permitted by the City Documents.

e. No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry, or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the District, (iii) affects, contests, or seeks to prohibit, restrain, or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) which may result in any material adverse change in the financial condition of the City; and, as of the time of

acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

f. Bonds Issued Pursuant to Indenture. The City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the security of a first lien on and pledge of the proceeds of the Trust Estate, all to the extent provided for in the Indenture. The Indenture creates a valid first lien on and pledge of the Trust Estate, consisting of certain revenues and the monies in certain funds and accounts established pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

g. Assessments. The Assessments constituting the primary security for the Bonds have been levied by the City in accordance with the PID Act on those parcels of land identified in the Phases #8-9 Assessment Roll. According to the PID Act, such Assessments constitute a valid and legally binding first and prior lien against the Assessed Property, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes.

h. Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to, or the absence of which would adversely affect the due performance by the City of its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents, and orders as may be required under Blue Sky or securities laws of any jurisdiction.

i. Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes, or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a lien on and pledge of the Trust Estate which secures the Bonds without the prior approval of the Underwriter.

j. Preliminary Limited Offering Memorandum. The information contained in the Preliminary Limited Offering Memorandum is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to the Non-City Disclosures.

k. Limited Offering Memorandum. At the time of the City's acceptance hereof and (unless the Limited Offering Memorandum is amended or supplemented pursuant to paragraph (d) of Section 5 of this Agreement) at all times subsequent thereto during the period up to and including the twenty-fifth (25th) day subsequent to the "end of the underwriting period," the information contained in the Limited Offering Memorandum does not and will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to the Non-City Disclosures; and further provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 5(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

l. Supplements or Amendments to Limited Offering Memorandum. If the Limited Offering Memorandum is supplemented or amended pursuant to paragraph (d) of Section 5 of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the twenty-fifth (25th) day subsequent to the "end of the underwriting period," the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 5(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

m. Compliance with Rule 15c2-12. During the past five (5) years, the City has complied in all material respects with its previous continuing disclosure undertakings made by it in accordance with Rule 15c2-12, except as described in the Limited Offering Memorandum.

n. Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

o. Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and

regulations of such states and other jurisdictions in the United States as the Underwriter may designate, and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

p. Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and/or warranty, as applicable in the legal context, by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

q. Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing Date it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing Date.

r. Financial Advisor. The City has engaged Hilltop Securities Inc. as its financial advisor (the "Financial Advisor") in connection with its offering and issuance of the Bonds.

By delivering the Limited Offering Memorandum to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Limited Offering Memorandum, the representations, warranties, and covenants set forth above.

7. Developer's Letter of Representations. At the signing of this Agreement, the City and Underwriter shall receive from the Developer an executed Developer's Letter of Representations (the "Developer's Letter of Representations") in the form of Appendix A hereto, and at the Closing, a certificate signed by the Developer as described in Section 10(e) hereof and set forth in Appendix E (the "Developer Closing Certificate").

8. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later Business Day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its "FAST" System the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Norton Rose Fulbright US LLP ("Bond Counsel"), or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are

herein called the "Closing." The Bonds will be made available to the Underwriter or Underwriter's Counsel (defined herein) for inspection not less than twenty-four (24) hours prior to the Closing.

9. Underwriter's Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and in the Developer's Letter of Representations and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

a. Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

b. Executed Agreements and Performance Thereunder. At the time of the Closing:

(i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter;

(ii) the Authorizing Documents shall be in full force and effect;

(iii) there shall be in full force and effect such other ordinances, resolutions, or actions of the City as, in the opinion of Bond Counsel and Underwriter's Counsel, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents;

(iv) there shall be in full force and effect such other resolutions or actions of the Developer as, in the opinions of Shupe Ventura, PLLC, and _____ (collectively, "Developer's Counsel"), shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the Developer described in the Developer's Letter of Representations, the Development Agreement, the PID Reimbursement Agreement, and the Continuing Disclosure Agreement of Developer with respect to the Bonds, dated as of February 1, 2025, executed and delivered by the Developer, the Administrator, and the Dissemination Agent (the "Continuing Disclosure Agreement of Developer" and, together with the Developer's Letter of Representations, the Development Agreement, and the PID Reimbursement Agreement, the "Developer Documents"); and

(v) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

c. No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving

of notice, shall constitute an event of default under this Agreement, the Indenture, the City Documents, the Developer Documents, or other documents relating to the financing and construction of the Phases #8-9 Projects and the Development (as defined in the Limited Offering Memorandum), and the Developer shall not be in default in the payment of principal of or interest on any of its indebtedness which default shall materially adversely impact the ability of the Developer to pay the Assessments when due or to complete the Phases #8-9 Projects.

d. Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall have received each of the documents required under Section 10 below.

e. Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's sole and reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either chamber thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either chamber of the Congress of the United States by a Committee of such chamber to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of the Underwriter, impracticable or inadvisable to proceed with the offer,

sale, or delivery of the Bonds on the terms and in the manner described in the Limited Offering Memorandum; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission (the "SEC") or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Limited Offering Memorandum, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act, or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; provided, however that such suspension in trading or any disruption in securities settlement, payment or clearance services is not in force on the date hereof; or

(4) there shall have occurred (whether or not foreseeable) (i) any outbreak of hostilities (including, without limitation, an act of terrorism) including, but not limited to, an escalation of hostilities that existed prior to the date hereof, (ii) national or international calamity or crisis, including, but not limited to, an escalation in the scope or magnitude of any pandemic or natural disaster, or (iii) material financial crisis or adverse change in the financial or economic conditions affecting the United States government or the securities markets in the United States; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed or described in the Limited Offering Memorandum; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than ten percent (10%) of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as

described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or State Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Assessments and the liens created thereby, such Assessments being the primary asset of the Trust Estate pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Limited Offering Memorandum, or has the effect that the Limited Offering Memorandum contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Limited Offering Memorandum; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and shall be in force; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as described in this Agreement or in the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the Closing Date, including the Securities Act, the Securities Exchange Act of 1934 and the Trust Indenture Act; or

(viii) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter.

With respect to the conditions described in subparagraphs (ii), (vii) and (viii) above, the Underwriter is not aware of any current, pending, or proposed law or government inquiry or investigation as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

10. Closing Documents. At or prior to the Closing, the Underwriter (or Underwriter's Counsel on behalf of the Underwriter) shall receive the following documents:

a. Bond Opinion. The approving opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix D to the Limited Offering Memorandum, together with a reliance letter from Bond Counsel, dated the Closing Date and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 10(b) hereof, to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

b. Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to Underwriter's Counsel, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness, or fairness of the statements and information contained in the Preliminary Limited Offering Memorandum and in the Limited Offering Memorandum, but such firm has reviewed the statements and information appearing in the Preliminary Limited Offering Memorandum and in the Limited Offering Memorandum under the captions and subcaptions "PLAN OF FINANCE – The Bonds" "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS," "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts"), "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS – Legal Proceedings" (first paragraph only), and "– Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENTS AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS" and "APPENDIX B – Form of Indenture" and Bond Counsel is of the opinion that the information relating to the Bonds, the Bond Ordinance, the Assessment Ordinance, and the Indenture and legal issues contained under such captions, subcaptions, and appendix is an accurate and fair description of the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance, and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) The City has or at the time of the adoption thereof had full power and authority to adopt the Creation Resolution, the Assessment Ordinance (including approving the updated Service and Assessment Plan), and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the "City Actions") and perform its obligations thereunder and the City Actions have been duly adopted, are in full force and effect and have not been modified, amended, or rescinded; and

(iv) The Indenture, the Development Agreement, the PID Reimbursement Agreement, the Continuing Disclosure Agreement of Issuer, and this Agreement have been duly authorized, executed, and delivered by the City and, assuming the due authorization, execution, and delivery of such instruments, documents, and agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors' rights, or by the application of equitable principles if equitable remedies are sought and to the application of State law relating to governmental immunity applicable to governmental entities.

c. City Legal Opinion. An opinion of Messer Fort, PLLC ("Attorney for the City"), dated the Closing Date and addressed to the Underwriter, the City, Bond Counsel, Developer's Counsel, and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix C hereto or in form otherwise agreed upon by the Underwriter.

d. Opinions of Developer's Counsel. (i) The opinions of Developer's Counsel, substantially in the forms of Appendix D-1 and Appendix D-2, dated the Closing Date, addressed to the City, Bond Counsel, the Attorney for the City, the Underwriter, and the Trustee; or in a form otherwise agreed upon by the City and the Underwriter.

e. Developer Closing Certificate. The Developer Closing Certificate dated as of the Closing Date, signed by authorized officers of the Developer in substantially the form of Appendix E hereto.

f. City Closing Certificate. A certificate of the City, dated the Closing Date, signed by an appropriate City Representative, to the effect that:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and all other City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Limited Offering Memorandum, no litigation or proceeding against the City is pending or, to the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the validity, due authorization, and execution of the Bonds or the City Documents, or (d) attempt to limit, enjoin, or otherwise restrict or prevent the City from levying and collecting the Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof; and

(iv) the City has, to such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents on its part to be complied with or satisfied hereunder at or prior to the Closing.

g. Trustee's Counsel Opinion. An opinion of counsel to the Trustee, dated the Closing Date and addressed to the Underwriter, the City, and Bond Counsel, in form and substance acceptable to Underwriter's Counsel, the City, and Bond Counsel, to the following effect:

(i) The Trustee is duly organized, validly existing, and in good standing as a national banking association organized under the laws of the United States of America, and is duly qualified to serve as Trustee in accordance with the qualifications set forth for the Trustee in the Indenture;

(ii) The Trustee has full right, power, and authority to enter into the Indenture, to perform its obligations under, and to carry out and consummate all of the transactions involving the Trustee contemplated by, the Indenture; and

(iii) The Indenture has been duly authorized, executed, and delivered by the Trustee and is valid and enforceable against the Trustee in accordance with its terms.

h. Trustee's Certificate. A customary authorization and incumbency certificate dated prior to the Closing Date, signed by authorized officers of the Trustee in form and substance acceptable to the Underwriter, Underwriter's Counsel, and Bond Counsel.

i. Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Orrick, Herrington & Sutcliffe LLP ("Underwriter's Counsel"), to the effect that:

(i) The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended;

(ii) The Continuing Disclosure Agreement of Issuer, together with Section 10(o) hereof and Section 4 of the Bond Ordinance, satisfies the requirements contained in Rule 15c2-12(b)(5) of the Securities and Exchange Commission for an undertaking by the City for the benefit of the holders of the Bonds to provide the information at the times and in the manner required by said Rule; provided that, for purposes of this opinion, such counsel is not expressing any view regarding the content of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum that is not expressly stated in numbered paragraph (iii) below; and

(iii) Such counsel is not passing upon and does not assume any responsibility for the accuracy, completeness, or fairness of any of the statements contained in the Preliminary Limited Offering Memorandum or in the Limited Offering Memorandum and makes no representation that it has independently verified the accuracy, completeness, or fairness of any such statements. In its capacity as counsel to the Underwriter, to assist the Underwriter in part of its responsibility with respect to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, such counsel has participated in conferences with representatives of the Underwriter, representatives of the City, and its counsel, Norton Rose Fulbright US LLP, as bond counsel, Hilltop Securities Inc., as Financial Advisor, the Administrator, the Developer, Developer's Counsel, and the Developer's engineer and consultants, and others, during which the contents of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum and related matters were discussed. Based on such counsel's participation in the above-mentioned conferences (which, with respect to the Preliminary Limited Offering Memorandum, did not extend beyond the date of this Agreement), and in reliance thereon, on oral and written statements and representations of the City, the Developer, and others and on the records, documents, certificates, opinions, and matters herein mentioned, such counsel advises the Underwriter as a matter of fact and not opinion that, during the course of such counsel's representation of the Underwriter on this matter, (a) no facts had come to the attention of the attorneys in such counsel's firm rendering legal services to the Underwriter in connection with the Preliminary Limited Offering Memorandum which caused such counsel to believe, as of the date of the Preliminary Limited Offering Memorandum and as of the date of this Agreement, based on the documents, drafts, and facts in existence and reviewed as of those dates, that the Preliminary Limited Offering Memorandum contained any untrue statement of a material fact or omitted to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading (except any information marked as preliminary or subject to change, any information permitted to be omitted by SEC Rule 15c2-12 or otherwise left blank, and any other differences with the information in the Limited Offering Memorandum), and (b) no facts had come to the attention of the attorneys in such counsel's firm rendering legal service to the Underwriter in connection with the Limited Offering Memorandum which caused such counsel to believe that the Limited Offering Memorandum contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided that such counsel expressly excludes from the scope

of this paragraph and expresses no view or opinion with respect to both the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum about any CUSIP numbers, financial, accounting, statistical, economic, engineering or demographic data or forecasts, numbers, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, any information about verification, feasibility, valuation, appraisals, absorption, real estate or environmental matters, relationship among the parties, Appendices, or any information about book-entry, DTC, Cede & Co., or tax matters included or referred to therein or omitted therefrom. No responsibility is undertaken or view expressed with respect to any other disclosure document, materials or activity, or as to any information from another document or source referred to by or incorporated by reference in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum.

j. Limited Offering Memorandum. The Limited Offering Memorandum and each supplement or amendment, if any, thereto.

k. Delivery of City Documents and Developer Documents. The City Documents and the Developer Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

l. Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

m. Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and Underwriter's Counsel setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable regulations (whether final, temporary, or proposed), issued pursuant to the Code.

n. Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds (the "Attorney General Opinion") and the Comptroller of the State's Certificate of Registration for the Initial Bond.

o. Continuing Disclosure Agreements. The Continuing Disclosure Agreement of Issuer and the Continuing Disclosure Agreement of Developer shall have been executed by the parties thereto in substantially the forms attached to the Limited Offering Memorandum as Appendix E-1 and Appendix E-2.

p. Reserved.

q. Letter of Representation of Administrator. The Letter of Representation of Administrator, substantially in the form of Appendix F hereto, addressed to the City,

Bond Counsel, the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter.

r. Evidence of Filing of Assessment Ordinance and Updated Service and Assessment Plan. Evidence that the Assessment Ordinance, including the legal description of the property within Phases #8-9 of the District, and the Service and Assessment Plan, as updated in connection with the issuance of the Bonds (including the Phases #8-9 Assessment Roll) have been filed of record in the real property records of Collin County, Texas.

s. Reserved.

t. Developer Organizational and Verification Documents. The Developer shall have delivered to the Underwriter and the City, (i) fully executed copies of the Developer's organizational documents, (ii) a Certificate of Status from the Texas Secretary of State dated within 10 days of the Closing Date, (iii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer dated within 10 days of the Closing Date, and (iv) a copy of its Standing Letter to the Attorney General of Texas in compliance with the All Bond Counsel Letter dated September 22, 2021, or evidence of an exception to such requirement.

u. Rule 15c2-12 Certification. A resolution, an ordinance (including the Bond Ordinance), or a certificate of the City whereby the City has deemed the Preliminary Limited Offering Memorandum final as of its date, except for permitted omissions, as contemplated by Section (b)(1) of Rule 15c2-12 in connection with the offering of the Bonds, which action may be based on the approval of the release of the Preliminary Limited Offering Memorandum by an authorized City official (if such official has been duly authorized to take such action by the City Council), or certification, if made in the form of a certificate, may be included in the City Certificate required by Section 10(f) hereof.

v. Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City and the Developer have engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the Continuing Disclosure Agreement of Issuer and the Continuing Disclosure Agreement of Developer by other parties thereto being conclusive evidence of such acceptance by the Underwriter.

w. Reserved.

x. Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or Underwriter's Counsel may reasonably deem necessary.

11. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the Closing Date of the purchase price set forth in Section 1 hereof, the Attorney General Opinion, the opinion of Bond Counsel described in Section 10(a) hereof, and all documents required to be delivered by the Developer.

12. Consequences of Termination. If the City shall be unable to satisfy the conditions contained in this Agreement or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the City shall have no further obligation hereunder, except as further set forth in Sections 13, 14, 16, and 22 hereof.

13. Term of Agreement. Except for surviving representations, warranties, and indemnities of the parties to this Agreement, the term of this Agreement terminates upon the "end of the underwriting period" (as defined in Rule 15c2-12) or, if earlier, exercise of a termination right (which may not be based on an existing or incipient breach of a verification).

14. Costs and Expenses.

a. The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the costs of preparation, printing, and mailing of the Preliminary Limited Offering Memorandum, the final Limited Offering Memorandum, and any supplements and amendments thereto; (iii) the fees and disbursements of the City's legal counsel and Financial Advisor, the Trustee's counsel, Bond Counsel, Developer's Counsel, and the Trustee relating to the issuance of the Bonds; (iv) the Attorney General's review fees; (v) the fees and disbursements of accountants, advisers, and any other experts or consultants retained by the City or for the benefit of the City, including but not limited to the fees and expenses of the Administrator; and (vi) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

b. The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the limited offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its public offering and distribution of the Bonds, except as noted in subsection 14(a) above.

c. The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation, whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

15. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Celina, Texas, 142 North Ohio Street, Celina, Texas 75009, Attention: City Manager.

Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Attention: Mr. R.R. "Tripp" Davenport, III, Director.

16. Parties in Interest; Survival of City Representations. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and covenants contained in this Agreement shall remain operative and in full force and effect and survive delivery of and payment for the Bonds and any termination, regardless of any investigations made by or on behalf of the Underwriter.

17. Survival of Representations and Warranties of Third Parties. All representations and warranties of the parties, other than the City and the Underwriter, made in, pursuant to, or in connection with this Agreement shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

18. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.

19. State Law Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State.

20. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other party hereto.

21. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

22. Statutory Verifications. The Underwriter makes the following representation and covenants to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

a. *Not a Sanctioned Company.* The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public

Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. *No Boycott of Israel.* The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. *No Discrimination Against Firearm Entities.* The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. *No Boycott of Energy Companies.* The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

23. Form 1295. Submitted herewith (or on a date prior hereto) is a completed Form 1295 in connection with the Underwriter's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Underwriter, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Underwriter and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Underwriter; and, neither the City nor its consultants have verified such information.

24. Underwriter Standing Letter and Bringdown Verification. The Underwriter represents that it has, or will have prior to the date of Closing, on file with the Texas Attorney General a standing letter addressing the representation and verifications contained in Section 22 of this Agreement in a form accepted by the Texas Attorney General. In addition, if the Underwriter or the parent company, a wholly- or majority-owned subsidiary or another affiliate of the Underwriter receives or has received a letter from the Texas Comptroller of Public Accounts pursuant to Chapter 809, Texas Government Code seeking written verification that it does not boycott energy companies (a "Comptroller Request Letter"), such Underwriter shall promptly

notify the City and Bond Counsel (if it has not already done so) and provide to the City or Bond Counsel, two Business Days prior to Closing and additionally upon request by the City or Bond Counsel, written verification to the effect that its standing letter described in the preceding sentence remains in effect and may be relied upon by the City and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that the Underwriter (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Underwriter that received the Comptroller Request Letter) intends to timely respond or has timely responded to the Comptroller Request Letter. The Bringdown Verification may be in the form of an e-mail.

25. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. The City and the Underwriter agree that electronic signatures to this Agreement may be regarded as original signatures.

Signature pages follow.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

FMSbonds, Inc.,
as Underwriter

By: _____
Name: Theodore A. Swinarski
Title: Senior Vice President - Trading

Accepted at _____ a.m./p.m. central time on the date first stated above.

City of Celina, Texas

By: _____
City Manager

SCHEDULE I

$10,800,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT)

Interest Accrues From: Closing Date

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a)(b)(c)(d)]

(a) The initial reoffering prices or yields of the Bonds have been determined in accordance with the 10% test.

(b) The Bonds maturing on and after September 1, 20__, may be redeemed before their scheduled maturity date, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption.

(c) The Bonds are also subject to extraordinary optional redemption as described in the Limited Offering Memorandum under "DESCRIPTION OF THE BONDS – Redemption Provisions."

(d) The Bonds are also subject to mandatory sinking fund redemption on the dates and in the respective Sinking Fund Installments as set forth in the following schedules.

$_____ Term Bonds maturing September 1, 20__

Redemption Date	Sinking Fund Installment Amount
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

† Stated maturity.

APPENDIX A

FORM OF DEVELOPER'S LETTER OF REPRESENTATIONS

$10,800,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT)

DEVELOPER'S LETTER OF REPRESENTATIONS

January 14, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Ladies and Gentlemen:

This letter is being delivered to the City of Celina, Texas (the "City") and FMSbonds, Inc. (the "Underwriter"), in consideration for your entering into the Bond Purchase Agreement dated the date hereof (the "Bond Purchase Agreement") for the sale and purchase of the $10,800,000 "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project)" (the "Bonds"). Pursuant to the Bond Purchase Agreement, the Underwriter has agreed to purchase from the City, and the City has agreed to sell to the Underwriter, the Bonds. In order to induce the City to enter into the Bond Purchase Agreement and as consideration for the execution, delivery, and sale of the Bonds by the City and the purchase of them by the Underwriter, Celina 682 Partners, L.P., a Texas limited partnership (the "Developer"), makes the representations, warranties, and covenants contained in this Developer's Letter of Representations. Unless the context clearly indicates otherwise, each capitalized term used in this Developer's Letter of Representations will have the meaning set forth in the Bond Purchase Agreement.

1. Purchase and Sale of Bonds. Inasmuch as the purchase and sale of the Bonds represents a negotiated transaction, the Developer understands, and hereby confirms, that the Underwriter is not acting as a fiduciary of the Developer, but rather is acting solely in its capacity as Underwriter of the Bonds for its own account.

2. Updating of the Limited Offering Memorandum. If, after the date of this Developer's Letter of Representations up to and including the date the Underwriter is no longer

required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than twenty-five (25) days after the "end of the underwriting period" for the Bonds), the Developer becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the Developer will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request); however, that for the purposes of this Developer's Letter of Representations and any certificate delivered by the Developer in accordance with the Bond Purchase Agreement, the Developer makes no representations with respect to the information appearing in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum except for the information set forth in all maps included therein and under the captions and subcaptions "PLAN OF FINANCE" (except for the information under the subcaption "– The Bonds"), "THE PHASES #8-9 PROJECTS," "THE DEVELOPMENT," and "THE DEVELOPER" and, to the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phases #8-9 Projects, and the Development (as defined in the Limited Offering Memorandum)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," and "APPENDIX E-2" (collectively, the "Developer Disclosures") in accordance with subsection 4(f) herein.

3. Developer Documents. The Developer has executed and delivered each of the below listed documents (individually, a "Developer Document" and collectively, the "Developer Documents") in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms:

a. this Developer's Letter of Representations;

b. the Development Agreement;

c. the PID Reimbursement Agreement; and

d. the Continuing Disclosure Agreement of Developer.

The Developer has complied in all material respects with all of the Developer's agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

4. Developer Representations, Warranties and Covenants. The Developer represents, warrants, and covenants to the City and the Underwriter that:

a. Due Organization and Existence. The Developer is duly organized and validly existing as a limited partnership under the laws of the State of Texas.

b. Organizational Documents. The copies of the organizational documents of the Developer provided by the Developer (the "Developer Organizational Documents") to the City and the Underwriter are fully executed, true, correct, and complete copies of such documents and such documents have not been amended or supplemented since delivery to the City and the Underwriter and are in full force and effect as of the date hereof.

c. No Breach. The execution and delivery of the Developer Documents by the Developer does not violate any judgment, order, writ, injunction, or decree binding on the Developer or any indenture, agreement, or other instrument to which the Developer is a party.

d. No Litigation. There are no proceedings pending or threatened in writing before any court or administrative agency against the Developer that are either not covered by insurance or which singularly or collectively would have a material, adverse effect on the ability of the Developer to perform its obligations under the Developer Documents in all material respects or that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

e. Information. The information prepared and submitted by the Developer to the City or the Underwriter in connection with the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum was, and is as of this date, true and correct in all material respects.

f. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The Developer represents and warrants that the information set forth in the Developer's Disclosures in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. The Developer agrees to provide a certificate dated the Closing Date affirming, as of such date, the representations contained in this subsection (f) with respect to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

g. Events of Default. No "Event of Default" or "event of default" by the Developer under any of the Developer Documents, any documents to which the Developer is a party described in the Limited Offering Memorandum, or under any material documents relating to the financing and construction of the Phases #8-9 Projects to which the Developer is a party, or event that, with the passage of time or the giving of notice or both, would constitute such "Event of Default" or "event of default" by the Developer has occurred and is continuing.

5. Indemnification.

a. The Developer will indemnify and hold harmless the City and the Underwriter and each of their officers, directors, employees, and agents against any losses,

claims, damages or liabilities to which any of them may become subject, under the Securities Act of 1933 or otherwise, insofar as such losses, claims, damages or liabilities (or actions in respect thereof) arise out of or are based upon an untrue statement or alleged untrue statement of a material fact contained or incorporated by reference in the Developer's Disclosures in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, or any amendment or supplement to the Limited Offering Memorandum amending or supplementing the information contained under the aforementioned captions (as qualified above), or arise out of or are based upon the omission, untrue statement, or alleged untrue statement or omission to state therein a material fact necessary to make the statements under the aforementioned captions (as qualified above) not misleading under the circumstances under which they were made and will reimburse any indemnified party for any reasonable legal or other expenses reasonably incurred by them in connection with investigating or defending any such action or claim as such expenses are incurred.

b. Promptly after receipt by an indemnified party under subsection (a) above of notice of the commencement of any action, such indemnified party shall, if a claim in respect thereof is to be made against the indemnifying party under such subsection, notify the indemnifying party in writing of the commencement thereof; but the omission so to notify the indemnifying party shall not relieve the indemnifying party from any liability which it may have to the indemnified party otherwise than under such subsection, unless such indemnifying party was prejudiced by such delay or lack of notice. In case any such action shall be brought against an indemnified party, it shall promptly notify the indemnifying party of the commencement thereof, the indemnifying party shall be entitled to participate therein and, to the extent that it shall wish, to assume the defense thereof, with counsel reasonably satisfactory to such indemnified party (who shall not, except with the consent of the indemnified party, be counsel to the indemnifying party), and, after notice from the indemnifying party to such indemnified party of its election so to assume the defense thereof, the indemnifying party shall not be liable to such indemnified party under such subsection for any legal expenses of other counsel or any other expenses, in each case subsequently incurred by such indemnified party, in connection with the defense thereof other than reasonable costs of investigation. The indemnifying party shall not be liable for any settlement of any such action effected without its consent, but if settled with the consent of the indemnifying party or if there is a final judgment for the plaintiff in any such action, the indemnifying party will indemnify and hold harmless any indemnified party from and against any loss or liability by reason of such settlement or judgment. The indemnity herein shall survive delivery of the Bonds and shall survive any investigation made by or on behalf of the City, the Developer, or the Underwriter.

6. Survival of Representations, Warranties and Covenants. All representations, warranties, and agreements in this Developer's Letter of Representations will survive regardless of (a) any investigation or any statement in respect thereof made by or on behalf of the Underwriter, (b) delivery of any payment by the Underwriter for the Bonds, and (c) any termination of the Bond Purchase Agreement.

7. Binding on Successors and Assigns. This Developer's Letter of Representations will be binding upon the Developer and its successors and assigns and inure solely to the benefit

of the Underwriter and the City, and no other person or firm or entity will acquire or have any right under or by virtue of this Developer's Letter of Representations.

Signature page follows.

Dated: January 14, 2025

CELINA 682 PARTNERS, L.P.,
a Texas limited partnership

By: Celina 682 GP Partners, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
its Manager

By: _____
James J. Melino, President

APPENDIX B

$10,800,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of FMSbonds, Inc. ("FMS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the City of Celina, Texas (the "Issuer").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) FMS offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement for the Bonds, FMS has agreed in writing on or prior to the Sale Date that (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth Business Day after the Sale Date, or (ii) the date on which FMS sold at least 10% of such Hold-the-Offering-

Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is January 14, 2025.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The remainder of this page is left blank intentionally.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents FMS's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Certificate as to Tax Exemption with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP, Bond Counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

EXECUTED and DELIVERED as of this February ___, 2025.

FMSbonds, Inc.,
as Underwriter

By:_____
Name: Theodore A. Swinarski
Title: Senior Vice President – Trading

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX C

LETTERHEAD OF MESSER FORT, PLLC

February 27, 2025

City of Celina
142 North Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue,
Suite 3600
Dallas, Texas 75201-7932

U.S. Bank Trust Company, National Association, as Trustee
111 Filmore Avenue East
St. Paul, Minnesota 55107
Attn: Bond Operations

Shupe Ventura, PLLC
9406 Biscayne Blvd.
Dallas, Texas 75218

$10,800,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT)

Ladies and Gentlemen:

We are the Attorney for the City of Celina, Texas (the "City"), and are rendering this opinion in connection with the issuance and sale of $10,800,000 "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project)" (the "Bonds"), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to Ordinance No. _____ and enacted by the City Council of the City (the "City Council") on January 14, 2025 (the "Bond Ordinance"), and shall be issued pursuant to the provisions of Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "Act"), the Indenture of Trust, dated as of February 1, 2025 (the "Indenture"), by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Bonds are being sold to FMSbonds, Inc. pursuant to the Bond Purchase Agreement dated January 14, 2025, between the City and FMSbonds Inc. (the "Bond Purchase Agreement"). Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In our capacity as City Attorney, and for the purpose of rendering opinions set forth herein, we have reviewed the following:

(a) Resolution No. 2008-06R enacted by the City Council on March 10, 2008 (the "Creation Resolution");

(b) The Assessment Ordinance;

(c) The Bond Ordinance;

(d) The Indenture;

(e) the Amended and Restated Development Agreement entered into between the City and Celina 682 Partners, L.P., a Texas limited partnership, as of October 23, 2014, and all amendments thereto;

(f) the PID Reimbursement Agreement; and

(g) That certain Continuing Disclosure Agreement of Issuer with respect to the Bonds, dated as of February 1, 2025, executed and delivered by the City, MuniCap, Inc., as Administrator (the "Administrator"), and HTS Continuing Disclosure Services, a Division of Hilltop Securities, Inc., as Dissemination Agent.

The Creation Resolution, the Assessment Ordinance, and the Bond Ordinance shall hereinafter be referred to as the "Authorizing Documents" and the remaining documents shall hereinafter be collectively referred to as the "Reviewed Documents."

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution, and delivery of each of the Reviewed Documents by all parties thereto other than the City; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; (c) the Developer Closing Certificate delivered pursuant to the Bond Purchase Agreement; (d) the Developer's Letter of Representations delivered pursuant to the Bond Purchase Agreement; (e) the legal opinion delivered pursuant to the Bond Purchase Agreement by Shupe Ventura, PLLC, and _____ (together, "Developer's Counsel"); and (f) the Administrator's Letter of Representations delivered pursuant to the Bond Purchase Agreement (collectively, the "Reliance Materials"). We have not made any independent or other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances, or legal opinions or conclusions contained in the

Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in the light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any: (a) applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts, or circumstances; and (b) judicial decision which would make the opinions set forth herein incorrect.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Messer Fort, PLLC attorneys who have given substantive attention to matters concerning the City during the course of our representation of the City in connection with the Reviewed Documents, which knowledge has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as counsel to the City. In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge," "our actual knowledge" and similar expressions signify that, in the course of our representation of the City the principal attorneys in this firm involved in the current actual transaction do not have actual knowledge or actual notice that any such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have relied are not accurate and complete. Further, the words "our knowledge," "our actual knowledge" and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of the attorneys within our firm who have been directly involved in preparation of the Reviewed Documents in representation of the City. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, we are of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Authorizing Documents and the Reviewed Documents. The City has taken or obtained all actions, approvals, consents, and authorizations required of it by applicable laws in connection with the execution of the Authorizing Documents and the Reviewed Documents and the performance of its obligations thereunder.

2. To the best of our knowledge, there is no action, suit, proceeding, inquiry, or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c) affecting, contesting, or seeking to prohibit, restrain, or enjoin the delivery of any of the Bonds, or

the payment, collection, or application of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, including the Assessments in Phases #8-9 of the District pursuant to the provisions of the Assessment Ordinance, and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the Reviewed Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Authorizing Documents were duly enacted by the City and remain in full force and effect on the date hereof.

4. The Reviewed Documents have been duly authorized, executed and delivered by the City and remain legal, valid, and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such Reviewed Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium, and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, and (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

5. The performance by the City of the obligations under the Authorizing Documents and the Reviewed Documents will not violate any provision of any Federal or Texas constitutional or statutory provision.

6. Based upon our limited participation in the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum (collectively, the "Limited Offering Memorandum"), the statements and information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES – Assessment Methodology" (first paragraph only), "THE CITY – Background" and "– City Government," "THE DISTRICT – General" and "– Powers and Authority of the City," "LEGAL MATTERS – Litigation – The City" are a fair and accurate summary of the laws and the documents and facts summarized therein.

7. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Authorizing Documents and the Reviewed Documents.

8. The adoption of the Authorizing Documents and the execution and delivery of the Reviewed Documents and the compliance with the provisions of the Authorizing Documents and the Reviewed Documents under the circumstances contemplated thereby, to the best of our knowledge: (a) do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with or constitute on the part of the City a violation, breach of or default under any existing law, regulation, court order, or consent decree to which the City is subject.

The foregoing opinions are, with your concurrence, predicated on, limited by, and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and terminations be in writing or requiring disregard of any course of dealing between the parties; (xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xxiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the

exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

We express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect.

We assume there are no material misstatements in the legal opinions delivered by the other parties and entities to this transaction; and further specifically rely upon Bond Counsel to the City with regard to the Bond Ordinance, Indenture, Continuing Disclosure Agreement of Issuer, bond purchase agreement or other documents prepared, delivered or executed in connection with the Bonds and Bond documents, and the Attorney General's review and approval of the transaction.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the transactions described therein, and may not be used, circulated, quoted, relied upon or otherwise referred to for any other purpose or by any other person without our prior written consent. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

MESSER FORT, PLLC

By: Julie Fort
City Attorney

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and, except as to the City, the Reviewed Documents are enforceable against the other parties thereto;

6. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

7. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents;

8. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents;

9. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US LLP, Bond Counsel to the City; and (ii) Shupe Ventura, PLLC, and _____, Developer's Counsel;

10. There are no material misstatements in the Letters of Representations delivered pursuant to the Bond Purchase Agreement by Municap, Inc., Administrator;

11. None of the parties to the Reviewed Documents (other than the City) is a party to any court or regulatory proceeding relating to or otherwise affecting the Reviewed Documents or is subject to any order, writ, injunction, or decree of any court or federal, state, or local governmental agency or commission that would prohibit the execution and delivery of the Reviewed Documents, or the consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof; and

12. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an administrative body and not adjudicated invalid or unenforceable are valid and enforceable.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the Developer, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws; and

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes).

APPENDIX D-1

[Letterhead of Shupe Ventura, PLLC]

February 27, 2025

City of Celina
142 North Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue,
Suite 3600
Dallas, Texas 75201-7932

U.S. Bank Trust Company National Association,
as Trustee
Attn: Bond Operations
111 Filmore Avenue East
St. Paul, Minnesota 55107

Messer Fort, PLLC
6371 Preston Rd., Suite 200
Frisco, Texas 75034

$10,800,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
PHASES #8-9 PROJECT)

Ladies & Gentlemen:

We have acted as special counsel to Celina 682 Partners, L.P., a Texas limited partnership (the "***Developer***"), in connection with the issuance and sale by the City of Celina, Texas (the "***City***"), of $10,800,000 City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project) (the "***Bonds***"), pursuant to the Indenture of Trust, dated as of February 1, 2025 (the "***Indenture***"), by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "***Trustee***"). Proceeds from the sale of the Bonds will be used, in part, to fund certain public infrastructure improvements in the development known as "The Lakes at Mustang Ranch" (the "***Development***") located in the City.

The Bonds are being sold to FMSbonds, Inc. (the "***Underwriter***"), pursuant to that certain Bond Purchase Agreement dated January 14, 2025 (the "***Bond Purchase Agreement***"), between the City and the Underwriter. This opinion is being delivered pursuant to Section 10(d) of the Bond Purchase Agreement.

All capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Bond Purchase Agreement.

In our capacity as special counsel to the Developer, and for purposes of rendering the opinions set forth herein, we have examined originals or copies, certified or otherwise identified to our satisfaction, of:

(a) The following documents to which the Developer is a party (collectively, the "***Reviewed Documents***"):

(1) the *Amended and Restated Development Agreement* entered into between the City and the Developer as of October 23, 2014, and all amendments thereto;

(2) the *Reimbursement Agreement – The Lakes at Mustang Ranch Public Improvement District*, effective January 13, 2015, between the City and the Developer;

(3) the *Developer Letter of Representations* executed by the Developer as of January 14, 2025; and

(4) the *Continuing Disclosure Agreement of Developer*, dated as of February 1, 2025, made by and among the Developer, MuniCap, Inc., as PID Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent.

(b) The *Preliminary Limited Offering Memorandum*, dated December 16, 2024, relating to the issuance of the Bonds; and

(c) The final *Limited Offering Memorandum* dated January 14, 2025, relating to the issuance of the Bonds; and

(d) Such other documents, records, agreements, and certificates of the Developer as we have deemed necessary or appropriate to render the opinions expressed below.

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution and delivery of each of the Reviewed Documents by all parties thereto other than the Developer; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; (c) the Closing Certificate of the Developer delivered pursuant to the Bond Purchase Agreement; (d) the legal opinions delivered pursuant to the Bond Purchase Agreement by James Melino, Esquire, in-house counsel to the Developer, and (e) the legal opinion delivered pursuant to the Bond Purchase Agreement by Messer Fort, PLLC, special counsel to the City (collectively, the "***Reliance Materials***"). We have not made any independent or other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances or legal opinions or conclusions contained in the Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the

Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts, or circumstances.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Shupe Ventura, PLLC, attorneys who have given substantive attention to matters concerning the Developer during the course of our representation of the Developer in connection with the Reviewed Documents, which knowledge has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as special counsel to the Developer. Further, the words "our knowledge," "our actual knowledge," and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of Misty Ventura, Corey Admire, and Roxanne Sheehan of our firm who have been directly involved in representing the Developer. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon the foregoing, but subject to the assumptions, qualifications, and limitations set forth both above and below, and having due regard for such legal considerations as we deem relevant, we are of the opinion that:

1. The Reviewed Documents constitute legal, valid, and binding obligations of and are enforceable against the Developer in accordance with their respective terms.

2. The execution, delivery, and performance by the Developer of its obligations under the Reviewed Documents do not violate any existing laws of the State of Texas applicable to the Developer or any ordinances of the City applicable to the Developer.

3. No consents or approvals are required from the City, the State of Texas, or any other political subdivision or agency of the State of Texas in connection with the execution, delivery, and performance by the Developer of its obligations under the Reviewed Documents except those consents and approvals: (i) already obtained; (ii) required or described in the express terms of the Reviewed Documents; and (iii) that are necessary for the Developer to perform its obligations under the Reviewed Documents and are ordinarily and customarily required to develop land within the City and to operate the businesses of the Developer that are described in the Reviewed Documents.

The foregoing opinions are, with your concurrence, predicated on, limited by, and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and terminations be in writing or requiring disregard of any course of dealing between the parties; (xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas

Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

(g) The opinions expressed herein are based on our consideration of laws of the State of Texas which, in our experience, are normally applicable to transactions of the type described in the Reviewed Documents.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the Bond Purchase Agreement and the transactions described therein, and may not be used, circulated, quoted, relied upon, or otherwise referred to for any other purpose or by any other person without our prior written consent. A copy of this opinion letter may be delivered by the Underwriter in connection with the issuance of the Bonds, and the Underwriter may rely on the opinions expressed above. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an official administrative body and not adjudicated invalid or unenforceable are valid and enforceable;

6. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and, except as to the Developer, the Reviewed Documents are enforceable against the other parties thereto;

7. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

8. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents;

9. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents; and

10. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US, LLP, Bond Counsel to the City; (ii) Messer Fort, PLLC, special counsel to the City; (iii) Orrick, Herrington & Sutcliffe LLP, counsel to the Underwriter; and (iv) James Melino, Esquire, in-house counsel to the Developer.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents related to:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the City, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws;

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes); and

17. The Bond Purchase Agreement, Indenture, Preliminary Limited Offering Memorandum, final Limited Offering Memorandum, and any other Bond Documents.

EXHIBIT D-2

JAMES J. MELINO
ATTORNEY AT LAW

8750 N. Central Expressway
Suite 1735
Dallas, Texas 75231

Telephone
(214) 691-2556
Facsimile
(214) 691-0682

February 27, 2025

City of Celina
142 North Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-7932

U.S. Bank Trust Company National Association,
as Trustee
Attn: Bond Operations
111 Filmore Avenue East
St. Paul, Minnesota 55107

Messer Fort, PLLC
6371 Preston Rd., Suite 200
Frisco, Texas 75034

Shupe Ventura, PLLC
9406 Biscayne Blvd.
Dallas, Texas 75218

$10,800,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
PHASES #8-9 PROJECT)

Ladies and Gentlemen:

I am general counsel for Celina 682 Partners, L.P., a Texas limited partnership (the "***Developer***"), in connection with the issuance and sale by the City of Celina, Texas (the "***City***"), of $10,800,000 City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project)" (the "***Bonds***"), pursuant to that certain Indenture of Trust dated as of February 1, 2025 (the "***Indenture***"), by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "***Trustee***"). Proceeds from the sale of the Bonds will be used, in part, to fund certain public infrastructure improvements in the development known as "Mustang Lakes" (the "***Development***") located in the City.

The Bonds are being sold to FMSbonds, Inc. (the "***Underwriter***"), pursuant to that certain Bond Purchase Agreement dated January 14, 2025 (the "***Bond Purchase Agreement***"), by and between the City and the Underwriter. This opinion is being delivered pursuant to Section 10(d) of the Bond Purchase Agreement.

All capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Bond Purchase Agreement.

Assumptions and Bases for Opinions and Assurances

In my capacity as general counsel to the Developer, and for purposes of rendering the opinions set forth herein, I have examined originals or copies, certified or otherwise identified to my satisfaction, of:

(a) The following documents being executed, entered into and/or issued, as the case may be, in connection with the issuance of the Bonds:

(1) Developer Letter of Representations;

(2) Closing Certificate of Developer;

(3) The PID Reimbursement Agreement;

(4) The Development Agreement; and

(5) The Continuing Disclosure Agreement of Developer.

The Documents identified as items (1) through (5), inclusive, are hereinafter referred to as the "***Developer Related Documents***."

(b) Certificate of the Developer dated as of the date hereof certifying as to (i) the Developer's organizational documents as such are in effect as of the date hereof (the "***Developer Basic Documents***"); (ii) the resolution of each of Developer, Celina 682 GP Partners, LLC, the General Partner (herein so called) of the Developer and LLC Manager, Inc., the Manager (herein so called) of the General Partner, adopted as of December 13, 2024, authorizing the execution of the Developer Related Documents and related matters; and (iii) certain other matters (the "***Developer Certificate***");

(c) Evidence that the Developer, General Partner and Manager are each authorized to do business in the State of Texas and are in good standing;

(d) The Preliminary Limited Offering Memorandum dated December 16, 2024, relating to the issuance of the Bonds (the "***Preliminary Limited Offering Memorandum***");

(e) The final Limited Offering Memorandum dated January 14, 2025, relating to the issuance of the Bonds (together with the Preliminary Limited Offering Memorandum, the "***Limited Offering Memorandum***"); and

(f) Such other documents, records, agreements, and certificates of the Developer, General Partner and Manager, and their respective constituent parties,

and such other parties as I have deemed necessary or appropriate to enable me to render the opinions expressed below.

In rendering the opinions set forth herein, I have assumed: (i) the due authorization, execution, and delivery of each of the documents referred to in this opinion letter by all parties thereto (other than the authorization, execution, and delivery by the Developer) and that each such document constitutes a valid, binding, and enforceable obligation of each party (other than the Developer) thereto, (ii) all of the parties to the documents referred to in this opinion letter are duly organized, validly existing, in good standing and have the requisite power and authority (corporate, limited liability company, partnership or other) to execute, deliver, and perform its obligations under such documents (except to the extent set forth in my opinions set forth herein regarding due formation, valid existence and power and authority of the Developer to execute, deliver, and perform its obligations under the Developer Related Documents), (iii) each certificate from governmental officials reviewed by me is accurate, complete, and authentic, and all official public records are accurate and complete, (iv) the legal capacity of all natural persons, (v) the genuineness of all signatures (other than those of the Developer in respect of the Developer Related Documents), (vi) the authenticity and accuracy of all documents submitted to me as originals, (vii) the conformity to original documents of all documents submitted to me as photostatic or certified copies, and (viii) that no laws or judicial, administrative, or other action of any Governmental Authority (as defined in Schedule I attached hereto) of any jurisdiction not expressly opined to herein would adversely affect the opinions set forth herein.

Opinions and Assurances

Based solely upon the foregoing, and subject to the assumptions and limitations set forth herein, I am of the opinion that:

1. The Developer is a limited partnership, duly organized, validly existing and in good standing under the laws of the State of Texas, the General Partner is the sole general partner of the Developer and is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Texas, and the Manager is the sole non-Member manager of the General Partner and is a corporation duly organized, validly existing and in good standing under the laws of the State of Texas.

2. The Developer has the requisite power and authority to execute, deliver and perform its obligations under the Developer Related Documents. The execution and delivery by the Developer of each Developer Related Document and the performance by the Developer of its obligations thereunder have been duly authorized by all requisite partnership action on behalf of or on the part of the Developer.

3. The execution and delivery by the Developer of the Developer Related Documents and the performance by the Developer of its obligations under the Developer Related Documents will not (i) violate any Applicable Law (as defined in **Schedule I** attached hereto); (ii) conflict with or result in the breach of any court decree or order of any governmental body identified in the Developer Certificate or otherwise known to me binding upon or affecting the Developer, the conflict with which or breach of which would have a material, adverse effect on the ability of the Developer to perform its obligations under the Developer Related Documents; or (iii) constitute a violation of its partnership agreement or certificate of formation.

4. No Governmental Approval (as defined in Schedule I attached hereto) which has not been obtained or taken is required to be obtained or taken by Developer on or before the date hereof as a condition to (a) the execution and delivery by the Developer of the Developer Related Documents, or (b) the performance by the Developer of its obligations under the Developer Related Documents, except for Governmental Approvals that may be required to comply with certain covenants contained in the Developer Related Documents (including, without limitation, covenants to comply with applicable laws).

5. The Developer Related Documents have been duly executed and delivered by the Developer and constitute the legal, valid, and binding obligations of the Developer, enforceable against the Developer in accordance with its terms, subject to the following qualifications: (i) the effect of applicable bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting the rights of creditors generally, and (ii) the effect of the exercise of judicial discretion in accordance with general principles of equity (whether applied by a court of law or of equity), and (iii) the effect that enforceability of the indemnification provisions therein may be limited, in whole or in part.

6. There are no actions, suits or proceedings pending or threatened against the Developer identified in the Developer Certificate or otherwise known to me in any court of law or equity, or before or by any governmental instrumentality with respect to (i) its organization or existence or qualification to do business in the State of Texas; (ii) its authority to execute or deliver the Developer Related Documents; (iii) the validity or enforceability against it of such Developer Related Documents or the transactions described therein; (iv) the titles of the parties executing the Developer Related Documents on behalf of Developer; (v) the execution and delivery of the Developer Related Documents on behalf of the Developer; (vi) the operations or financial condition of the Developer that would materially adversely affect those operations or the financial condition of the Developer; or (vii) the acquisition and construction of the property and improvements identified in the Limited Offering Memorandum the cost of which is to be funded or reimbursed, in whole or in part, by proceeds of the Bonds.

7. The execution and delivery of the Developer Related Documents do not, and the transactions described therein may be consummated and the terms and conditions thereof may be observed and performed in a manner that does not, conflict with or constitute a breach of or default under any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Developer is a party or is otherwise subject and which have been identified in the Developer Certificate which violation, breach or default would materially adversely affect the Developer or its performance of its obligations under the transactions described in the Developer Related Documents; nor will any such execution, delivery, adoption, fulfillment, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Developer, except as expressly described in the Developer Related Documents (a) under Applicable Law or (b) under any such loan agreement, indenture, bond note, resolution, agreement, or other instrument.

8. The information set forth in the Preliminary Limited Offering Memorandum and Limited Offering Memorandum under the captions "PLAN OF FINANCE" (except for the information under the subcaption "– The Bonds"), "THE PHASES #8-9 PROJECTS," "THE DEVELOPMENT," and "THE DEVELOPER" and, to the Developer's knowledge after due

inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phases #8-9 Projects, and the Development (as defined in the Limited Offering Memorandum)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, as of the date thereof.

I express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect. I assume no obligation to supplement this opinion if any applicable laws change after the date of this opinion, or if I become aware of any facts that might change the opinions expressed above after the date of this opinion.

This opinion may not be relied upon by any other person except those specifically addressed in this letter.

Very truly yours,

Schedule I

As used herein, "Applicable Law" means the laws, rules and regulations of the State of Texas and the United States of America and the rules and regulations adopted thereunder; for the avoidance of doubt, the foregoing shall not include any local or municipal laws, environmental laws or regulations, development laws or regulations, land ordinances or water management laws or regulations.

As used herein, "Governmental Approval" means any consent, approval, license, authorization or validation of, or filing, recording or registration with, any Governmental Authority of the State of Texas or any governmental authority or instrumentality of the United States of America pursuant to any Applicable Law.

As used herein, "Governmental Authority" means the government of the State of Texas, and any agency, authority, statewide subdivision instrumentality, regulatory body, court or other entity exercising executive, legislative, judicial, taxing, regulatory or administrative powers or functions of or pertaining to such government.

APPENDIX E

DEVELOPER CLOSING CERTIFICATE

Celina 682 Partners, L.P., a Texas limited partnership (the "Developer"), DOES HEREBY CERTIFY the following as of the date hereof. All capitalized terms not otherwise defined herein shall have the meaning given to such term in the Limited Offering Memorandum.

1. The Developer is a Texas limited partnership organized, validly existing, and in good standing under the laws of the State of Texas.

2. Representatives of the Developer have provided information to the City of Celina, Texas (the "City") and FMSbonds, Inc. (the "Underwriter") to be used in connection with the offering by the City of its $10,800,000 aggregate principal amount of Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project) (the "Bonds"), pursuant to the Preliminary Limited Offering Memorandum, dated December __, 2024 (the "Preliminary Limited Offering Memorandum"), and Limited Offering Memorandum dated January 14, 2025 (the "Limited Offering Memorandum").

3. The Developer has delivered to the Underwriter and the City true, correct, complete, and fully executed copies of the Developer's organizational documents, and such documents have not been amended or supplemented since delivery to the Underwriter and the City and are in full force and effect as of the date hereof.

4. The Developer has delivered to the Underwriter and the City a (i) Certificate of Status from the Texas Secretary of State, and (ii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer.

5. The Developer has executed and delivered each of the below listed documents (individually, a "Developer Document" and collectively, the "Developer Documents") in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms, except as the enforcement thereof may be limited by any applicable bankruptcy, insolvency, moratorium, reorganization or similar laws or equitable principles affecting the rights of creditors generally:

(a) the Developer's Letter of Representations;

(b) the Development Agreement;

(c) the PID Reimbursement Agreement; and

(d) the Continuing Disclosure Agreement of Developer.

6. The Developer owned all of the Assessed Property (as defined in the Service and Assessment Plan) located in Phases #8-9 of the District on the date that the Assessment Ordinance was adopted and is not an entity that may claim a homestead right under Texas law.

7. The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

8. The Developer has complied in all material respects with all of the Developer's agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

9. The execution and delivery of the Developer Documents by the Developer do not, and the transactions described therein may be consummated and the terms and conditions thereof may be observed and performed in a manner that does not, conflict with or constitute a breach of or default under any loan agreement, indenture, bond, note, resolution, agreement, or other instrument to which the Developer is a party or is otherwise subject which violation, breach, or default would materially adversely affect the Developer or its performance of its obligations under the transactions described in the Developer Documents; nor will any such execution, delivery, adoption, fulfillment, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Developer, except as expressly described in the Developer Documents under (i) applicable law, or (ii) any such loan agreement, indenture, bond, note, resolution, agreement, or other instrument.

10. The execution and delivery of the Developer Documents by the Developer do not violate any judgment, order, writ, injunction or decree binding on the Developer or any indenture, agreement, or other instrument to which the Developer is a party. There are no proceedings pending or threatened in writing before any court or administrative agency against the Developer that is either not covered by insurance or which singularly or collectively would have a material, adverse effect on the ability of the Developer to perform its obligations under the Developer Documents in all material respects or that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Limited Offering Memorandum.

11. The Developer has reviewed and approved the information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in the maps therein and under the captions and subcaptions "PLAN OF FINANCE" (except for the information under the subcaption "– The Bonds"), "THE PHASES #8-9 PROJECTS," "THE DEVELOPMENT," and "THE DEVELOPER" and, to the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phases #8-9 Projects, and the Development (as defined in the Limited Offering Memorandum)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," and "APPENDIX E-2" (collectively, the "Developer Disclosures") and certifies that the information contained in the Developer Disclosures is true and correct and does not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading, as of the date of the Preliminary Limited Offering Memorandum, and as of the date of the Limited Offering Memorandum; provided, however, that the foregoing certification is not a certification as to the accuracy, completeness or fairness of any of the other statements contained in the Preliminary Limited Offering Memorandum.

12. The Developer has reviewed and approved the information contained in the Developer Disclosures in the Limited Offering Memorandum and certifies that the same is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading, as of the date of the Limited Offering Memorandum and as of the date hereof; provided, however, that the foregoing certification is not a certification as to the accuracy, completeness or fairness of any of the other statements contained in the Limited Offering Memorandum.

13. To the Developer's knowledge, the Developer is in compliance in all material respects with all provisions of applicable law relating to the Developer in connection with the Development. Except as otherwise described in the Limited Offering Memorandum: (a) to the Developer's knowledge, there is no default of any zoning condition, land use permit or development agreement binding upon the Developer or any portion of the Development that would materially and adversely affect the Developer's ability to complete or cause to be completed the development of the property within Phases #8-9 of the District as described in the Limited Offering Memorandum; and (b) the Developer has no reason to believe that any additional permits, consents and licenses required to complete the development of the property within Phases #8-9 of the District as and in the manner described in the Limited Offering Memorandum will not be reasonably obtainable in due course.

14. The Developer is not insolvent and has not made an assignment for the benefit of creditors, filed, or consented to a petition in bankruptcy, petitioned or applied (or consented to any third-party petition or application) to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction.

15. The levy of the Assessments on property in the District owned by the Developer will not conflict with or constitute a breach of or default under any agreement, mortgage, deed of trust, indenture, or other instrument to which the Developer is a party or to which the Developer or any of its property or assets is subject.

16. The Developer is not in default under any mortgage, trust indenture, lease, or other instrument to which it or any of its assets is subject, which default would have a material and adverse effect on the Bonds or the Developer's ability to perform its obligations under the Developer Documents.

17. The Developer has no knowledge of any physical condition of the Development owned or to be developed by the Developer that currently requires, or currently is reasonably expected to require in the process of development investigation or remediation under any applicable federal, state, or local governmental laws or regulations relating to the environment in any material and adverse respect.

18. The Developer hereby verifies that it does not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a(f), the Developer shall repay the incentives granted herein within 120 days after the date the Developer is notified by the City of such violation, plus interest at the rate of six percent (6%) compounded annually from the date of violation until paid. Pursuant to Section 2264.101(c), Texas Government

Code, a business is not liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee of the business, or by a person with whom the business contracts.

19. The Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"). As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of the Bond Purchase Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the Bond Purchase Agreement, notwithstanding anything in the Bond Purchase Agreement to the contrary.

(i) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(ii) No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of the Bond Purchase Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(iii) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of the Bond Purchase Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(iv) No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of the Bond Purchase Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Dated: February 27, 2025

DEVELOPER:

CELINA 682 PARTNERS, L.P.,
a Texas limited partnership

By: Celina 682 GP Partners, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
its Manager

By: _____
James J. Melino, President

APPENDIX F

LETTERHEAD OF MUNICAP, INC.

February __, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-2784

U.S. Bank Trust Company, National Association
111 Filmore Avenue East
St. Paul, Minnesota 55107

Re: City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of MuniCap, Inc. ("MuniCap," "we," or "our"), consultant in connection with the creation by the City of Celina, Texas (the "City"), of The Lakes at Mustang Ranch Public Improvement District (the "District"), does hereby represent the following:

1. MuniCap has supplied certain information contained in the Preliminary Limited Offering Memorandum for the Bonds, dated December ___, 2024, and the final Limited Offering Memorandum for the Bonds, dated January 14, 2025 (together, the "Limited Offering Memorandum"), relating to the issuance of the Bonds by the City, as described above. The information MuniCap provided for the Limited Offering Memorandum is located (a) under the captions "ASSESSMENT PROCEDURES" and "THE PID ADMINISTRATOR" and (b) in the Service and Assessment Plan (the "SAP") for the City located in APPENDIX C to the Limited Offering Memorandum.

2. At the request of the City, MuniCap has prepared the SAP and acknowledges and agrees that the SAP will be included in the Limited Offering Memorandum for the Bonds.

3. To our professional knowledge and belief, the portions of the Limited Offering Memorandum described in paragraph 1 above do not contain an untrue statement of a material fact as to the information and data set forth therein and do not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

4. We agree to the inclusion of the SAP in the Limited Offering Memorandum and to the use of our name in the Limited Offering Memorandum for the Bonds.

5. We agree that, to the best of our ability, we will inform you immediately should we learn of any event(s) or information of which you are not aware subsequent to the date of this letter

and prior to the actual time of delivery of the Bonds (anticipated to occur on or about February 27, 2025) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

6. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representations.

Sincerely yours,

MUNICAP, INC.

By: _____
Its: _____

EXHIBIT C

CONTINUING DISCLOSURE AGREEMENT

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF ISSUER

This Continuing Disclosure Agreement of Issuer, dated as of February 1, 2025 (this "Disclosure Agreement"), is executed and delivered by and among the City of Celina, Texas (the "Issuer"), MuniCap, Inc. (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent (the "Dissemination Agent"), with respect to the Issuer's "Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project)" (the "Bonds"). The Issuer, the Administrator, and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator, and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust, dated as of February 1, 2025, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, the following capitalized terms shall have the following meanings:

"Additional Obligations" shall have the meaning assigned to such term in the Indenture.

"Administrative Expenses" shall have the meaning assigned to such term in the Indenture.

"Administrator" shall have the meaning assigned to such term in the Indenture. The initial Administrator is MuniCap, Inc.

"Annual Collections Report" shall mean any Annual Collections Report provided by the Issuer pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Annual Collections Report Filing Date" shall mean, for each Fiscal Year succeeding the reporting Fiscal Year, the date that is three (3) months after the Final Assessment Payment Date, which Annual Collections Report Filing Date is currently April 30.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in subsection 4(a) of this Disclosure Agreement.

"Annual Installment" shall have the meaning assigned to such term in the Indenture.

"Annual Issuer Report" shall mean any Annual Issuer Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Annual Issuer Report Filing Date" shall mean, for each Fiscal Year, the date that is six (6) months after the end of the Issuer's Fiscal Year, which Annual Issuer Report Filing Date is currently March 31.

"Annual Service Plan Update" shall have the meaning assigned to such term in the Indenture.

"Assessments" shall have the meaning assigned to such term in the Indenture.

"Business Day" shall have the meaning assigned to such term in the Indenture.

"Collections Reporting Date" shall mean, for each Tax Year, the date that is one (1) month after the Delinquency Date, which Collections Reporting Date is currently March 1.

"Delinquency Date" shall mean February 1 of the year following the year in which the Assessments were billed or as may be otherwise defined in Section 31.02 of the Texas Tax Code, as amended.

"Disclosure Agreement of Developer" shall mean the Continuing Disclosure Agreement of Developer relating to the Bonds, dated as of February 1, 2025, executed and delivered by the Developer, the Administrator, and the Dissemination Agent.

"Disclosure Representative" shall mean the Director of Finance of the Issuer or his or her designee or such other officer or employee as the Issuer may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent, or any successor dissemination agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean the The Lakes at Mustang Ranch Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access service currently available on the internet at http://emma.msrb.org.

"Final Assessment Payment Date" shall mean the calendar day preceding the Delinquency Date.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the Issuer's fiscal year, currently the twelve-month period from October 1 through September 30.

"Phases #8-9" shall have the meaning assigned to such term in the Indenture.

"Developer" shall mean Celina 682 Partners, L.P., a Texas limited partnership, and its successors and assigns.

"Listed Events" shall mean any of the events listed in subsection 6(a) of this Disclosure Agreement.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reports pursuant to the Rule.

"Outstanding" shall have the meaning assigned to such term in the Indenture.

"Owner" shall have the meaning assigned to such term in the Indenture.

"Participating Underwriter" shall mean FMSbonds, Inc., and its successors and assigns.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have the meaning assigned to such term in the Indenture.

"Tax Year" means the calendar year, or as may be otherwise defined in Section 1.04 of the Texas Tax Code, as amended.

"Trust Estate" shall have the meaning assigned to such term in the Indenture.

"Trustee" shall have the meaning assigned to such term in the Indenture.

SECTION 3. Provision of Annual Issuer Reports.

(a) For each Fiscal Year, commencing with the Fiscal Year ending September 30, 2025, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in electronic or other format required by the MSRB, not later than the Annual Issuer Report Filing Date, an Annual Issuer Report provided to the Dissemination Agent which is consistent with the requirements of and within the time periods specified in Section 4 of this Disclosure Agreement. The Annual Issuer Report may, but is not required to, include the audited financial statements of the Issuer and the failure to include the audited financial statements as a part of the Annual Issuer Report shall not violate the Issuer's obligations under this Disclosure Agreement provided the Issuer provides its audited financial statements within twelve (12) months of the most recently ended Fiscal Year or, if the audited financial statements are not available within such twelve-month period, the Issuer provides its unaudited financial statements within such twelve-month period, and provides audited financial statements when and if available. In each case, the Annual Issuer Report may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall file notice of such change (including the date of the new Fiscal Year) with the MSRB prior to the next Annual Issuer Report Filing Date. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Annual Issuer Report Filing Date, the Issuer shall provide the Annual Issuer Report to the Dissemination Agent together with written direction to file such Annual Issuer Report with the MSRB. The Dissemination Agent shall provide such Annual Issuer Report to the MSRB not later than ten (10) days from receipt of such Annual Issuer Report from the Issuer, but in no event later than the Annual Issuer Report Filing Date for such Fiscal Year.

If by the fifth (5th) day before the Annual Issuer Report Filing Date the Dissemination Agent has not received a copy of the Annual Issuer Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Issuer Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Issuer Report no later than two (2) Business Days prior to the Annual Issuer Report Filing Date, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Issuer Report by the Annual Issuer Report Filing Date, state the date by which the Annual Issuer Report for such year will be provided, and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Issuer Report or the notice of failure to file, as applicable, to the MSRB no later than the Annual Issuer Report Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the last Business Day prior to the Annual Issuer Report Filing Date; or the Issuer will notify the Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Issuer Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Issuer Report has been provided to the MSRB pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB prior to the second (2nd) Business Day prior to the Annual Issuer Report Filing Date. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than the last Business Day prior to the applicable Annual Issuer Report Filing Date.

(b) The Issuer shall or shall cause the Dissemination Agent pursuant to written direction to:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Issuer Report Filing Date; and

(ii) file the Annual Issuer Report containing or incorporating by reference the information set forth in Section 4 hereof.

(c) If the Issuer has provided the Dissemination Agent with the completed Annual Issuer Report and the Dissemination Agent has filed such Annual Issuer Report with the MSRB, then the Dissemination Agent shall provide written confirmation to the Issuer verifying that the Annual Issuer Report has been provided pursuant to this Disclosure Agreement and stating the date it was provided and that it was filed with the MSRB, which report shall include a filing receipt from the MSRB.

SECTION 4. Content and Timing of Annual Issuer Reports. The Annual Issuer Report for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Issuer Report Filing Date, the following:

(a) *Annual Financial Information*. The following Annual Financial Information (any or all of which may be unaudited):

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date(s), the interest rate(s), the original aggregate principal amount(s), the principal amount(s) remaining Outstanding, and the total interest amount due on the aggregate principal amount Outstanding;

(B) The amounts in the funds and accounts securing the Bonds and a description of the related investments; and

(C) The assets and liabilities of the Trust Estate.

(ii) Financial information and operating data with respect to the Issuer of the general type and in substantially similar form to that shown in the tables provided under Sections 4(a)(ii) of Exhibit B attached hereto. Such information shall be provided as of the end of the reporting Fiscal Year;

(iii) Any updates to the Service and Assessment Plan, including the Annual Service Plan Update;

(iv) Until building permits have been issued for parcels or lots representing, in the aggregate, ninety-five percent (95%) of the total Assessments levied within Phases #8-9, the Annual Financial Information (in the Annual Service Plan Update or otherwise) shall include the number of certificates of occupancy ("COs") issued for new homes completed in Phases #8-9 during such Fiscal Year and the aggregate number of COs issued for new homes completed within Phases #8-9 since filing the initial Annual Financial Information for Fiscal Year ending September 30, 2025; and

(v) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) *Audited Financial Statements*. The audited financial statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer and that have been audited by an independent certified public accountant, *but only if* available by the Annual Issuer Report Filing Date. If the audited financial statements of the Issuer are not available within twelve months after the end of the Fiscal Year, the Issuer shall provide notice that the audited financial statements are not available, file unaudited financial statements within such twelve-month period, and file audited financial statements when prepared and available.

(c) A form for submitting the information described in subsection 4(a) above is attached as Exhibit B hereto. Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information. In all cases, the Issuer shall have the sole responsibility for the content, design, and other elements comprising substantive contents of the Annual Issuer Reports under this Section 4.

SECTION 5. Annual Collections Report.

(a) For each Fiscal Year succeeding the reporting Fiscal Year, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, not later than the Annual Collections Report Filing Date, an Annual Collections Report provided to the Dissemination Agent which complies with the requirements specified in this Section 5; provided that the Issuer may provide the Annual Collections Report as part of the Annual Issuer Report, if such Annual Collections Report is available when the Annual Issuer Report is provided to the MSRB. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Annual Collections Report Filing Date, the Issuer shall provide the Annual Collections Report to the Dissemination Agent together with written direction to file such Annual Collections Report with the MSRB. The Dissemination Agent shall provide such Annual Collections Report to the MSRB not later than ten (10) days from receipt of such Annual Collections Report from the Issuer, but in no event later than the Annual Collections Report Filing Date.

If by the fifth (5th) day before the Annual Collections Report Filing Date the Dissemination Agent has not received a copy of the Annual Collections Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Collections Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Collections Report no later than two (2) Business Days prior to the Annual Collections Report Filing Date, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Collections Report by the Annual Collections Report Filing Date, state the date by which the Annual Collections Report for such year will be provided, and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A hereto; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Collections Report or the notice of failure to file, as applicable, to the MSRB no later than the Annual Collections Report Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the last Business Day prior to the Annual Collections Report Filing Date; or the Issuer will notify the Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Collections Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Collections Report has been provided to the MSRB pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB prior to the second (2nd) Business Day prior to the Annual Collections Report Filing Date. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than the last Business Day prior to the applicable Annual Collections Report Filing Date.

(b) The Annual Collections Report for the Bonds shall contain, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Collections Report Filing Date, certain financial information and operating data with respect to collection of the Assessments of the general type and in substantially similar form to that shown in the tables provided in Exhibit C attached hereto. Such information shall cover the period beginning the first (1st) day of the Fiscal Year succeeding the reporting Fiscal Year through the Collections Reporting Date. If the State Legislature amends the definition of Delinquency Date or Tax Year, the Issuer shall file notice of such change or changes with the MSRB prior to the next Annual Collections Report Filing Date. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Collections Report. In all cases, the Issuer shall have the sole responsibility for the content, design, and other elements comprising substantive contents of the Annual Collections Report under this Section 5.

SECTION 6. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 6, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the Bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Any sale by the Developer of real property within Phases #8-9 in the ordinary course of the Developer's business will not constitute a Listed Event for the purposes of paragraph (10) above.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018. For the avoidance of doubt, the incurrence of Additional Obligations without the filing of a corresponding official statement with the MSRB will constitute the incurrence of a material Financial Obligation for which a notice of a Listed Event in accordance with this Section 6 must be filed with the MSRB.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent to file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than three (3) Business Days immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event; provided, however, the failure of the Issuer to provide timely written notice to the Dissemination Agent in accordance with this paragraph shall not constitute a failure of the Dissemination Agent to comply with the MSRB's ten (10) Business Day filing requirement.

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information.

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made pursuant to this Section 6. In addition, the Issuer

shall have the sole responsibility to ensure that any notice required to be filed under this Section 6 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, promptly, and not more than five (5) Business Days after obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative in writing of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed in writing by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall file a notice of such occurrence with the MSRB no later than two (2) Business Days following the day on which it receives such written instructions. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, any Owner or beneficial owner of any interests in the Bonds, or any other party as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under any of numbers 2, 7, 8 (as to bond calls only), 10, 13, 14, or 15 of subparagraph (a) above is not material under applicable federal securities laws, the Issuer shall promptly, but in no case more than five (5) Business Days after the occurrence of the event, notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

SECTION 7. Termination of Reporting Obligations. The obligations of the Issuer, the Administrator, and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent and the Administrator of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Administrator and the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until they receive written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent and the Administrator may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to the Bonds under Section 6(a).

SECTION 8. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If the Issuer discharges the Dissemination Agent without appointing a successor Dissemination Agent, the Issuer shall use best efforts to appoint a successor Dissemination

Agent within 30 days of such discharge. The Dissemination Agent may resign at any time with 30 days' written notice to the Issuer. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. The Issuer will give prompt written notice to the Developer, or any other party responsible for providing quarterly information pursuant to the Disclosure Agreement of Developer, of any change in the identity of the Dissemination Agent under the Disclosure Agreement of Developer.

SECTION 9. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer, the Administrator, and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested in writing by the Issuer or the Administrator), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, 5, or 6(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Financial Information, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(a), and (ii) the Annual Financial Information for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Issuer Report, Annual Collections Report, or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer

chooses to include any information in any Annual Issuer Report, Annual Collections Report, or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Issuer Report, Annual Collections Report, or notice of occurrence of a Listed Event.

SECTION 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and the Dissemination Agent (at the written request of the Owners of at least twenty-five percent (25%) in aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction) shall, take such actions as may be necessary and appropriate to cause the Issuer to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance. A default under this Disclosure Agreement shall not be deemed a default under the Disclosure Agreement of Developer and a default under the Disclosure Agreement of Developer shall not be deemed a default under this Disclosure Agreement.

SECTION 12. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to this Disclosure Agreement. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to indemnify and hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only from Assessments collected for Administrative Expenses from the property owners in Phases #8-9, against any losses, expenses, and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability arising under this Disclosure Agreement, but excluding (i) liabilities due to the Dissemination Agent's negligence or willful misconduct, and (ii) liabilities resulting from claims made by the Issuer against the Dissemination Agent; provided, however, that nothing herein shall be construed to require the Issuer to indemnify and hold harmless the Dissemination Agent for losses, expenses or liabilities arising from information provided to the Dissemination Agent by the Developer or the failure of the Developer to provide information to the Dissemination Agent as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive termination of this Disclosure Agreement, resignation or removal of the Dissemination Agent, and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. If the Issuer does not provide the Dissemination Agent with the Annual Issuer Report in accordance with subsection 3(a) or the Annual Collections Report in accordance with subsection 5(a), the Dissemination Agent shall not be responsible for the failure to submit an Annual Issuer Report or an Annual Collections Report, as applicable, to the MSRB. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its obligations hereunder.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its duties hereunder, and the Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

The Issuer, the Administrator, and the Dissemination Agent agree that the legal expenses of the Dissemination Agent, which it is expressly entitled to be paid under this paragraph 12(a), are Administrative Expenses.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to hold harmless the Administrator, its officers, directors, employees, and agents, but only from Assessments collected for Administrative Expenses from the property owners in Phases #8-9, against any losses, expenses, and liabilities which the Administrator may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability under this Disclosure Agreement, but excluding (i) liabilities due to the Administrator's negligence or willful misconduct, and (ii) liabilities resulting from claims made by the Issuer against the Administrator; provided, however, that nothing herein shall be construed to require the Issuer to indemnify or hold harmless the Administrator for losses, expenses or liabilities arising from information provided to the Administrator by third parties, or the failure of any third party to provide information to the Administrator as and when required under this Disclosure Agreement, or the failure of the Developer to provide information to the Administrator as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its duties hereunder, and the Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

The Issuer, the Administrator, and the Dissemination Agent agree that the legal expenses of the Administrator, which it is expressly entitled to be paid under this paragraph 12(b), are Administrative Expenses.

(c) UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR, OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES

RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY PARTY TO THIS DISCLOSURE AGREEMENT, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION.

SECTION 13. Assessment Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit D which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds, or any other document related to the Bonds.

SECTION 14. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, the Administrator, or the Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officers, agents, or employees of the Issuer, the Administrator, or the Dissemination Agent in other than that person's official capacity.

SECTION 15. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 16. Sovereign Immunity. The Dissemination Agent and the Administrator agree that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 17. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Administrator, the Dissemination Agent, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 18. Dissemination Agent and Administrator Compensation. The fees and expenses incurred by the Dissemination Agent and the Administrator for their respective services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be

included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent and the Administrator, but only with funds to be provided from the Administrative Expenses component of the Annual Installments collected from the property owners in Phases #8-9, for the fees and expenses for their respective services rendered in accordance with this Disclosure Agreement.

SECTION 19. Statutory Verifications. The Dissemination Agent and the Administrator, each individually, make the following representation and verifications to enable the Issuer to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or the Administrator, as the case may be, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verifications prior to the expiration or earlier termination of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

(a) *Not a Sanctioned Company*. The Dissemination Agent and the Administrator, each individually, represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent and the Administrator and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) *No Boycott of Israel*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) *No Discrimination Against Firearm Entities*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) *No Boycott of Energy Companies*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

SECTION 20. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted herewith is a completed Form 1295 in connection with the Administrator's participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 21. Governing Law and Venue. This Disclosure Agreement shall be governed by the laws of the State of Texas. Venue of any action to enforce the rights and privileges existing under this Disclosure Agreement shall be brought in the state district court of Denton County, Texas.

SECTION 22. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Issuer, the Administrator, and the Dissemination Agent agree that electronic signatures to this Disclosure Agreement may be regarded as original signatures.

Signature pages follow.

CITY OF CELINA, TEXAS
(as Issuer)

By: _____
City Manager

HTS CONTINUING DISCLOSURE SERVICES,
a division of Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

MUNICAP, INC.
(as Administrator)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE
[ANNUAL ISSUER REPORT] [ANNUAL COLLECTIONS REPORT]
[AUDITED/UNAUDITED FINANCIAL STATEMENTS]

Name of Issuer:	City of Celina, Texas
Name of Bond Issue:	Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project) (the "Bonds")
CUSIP Nos.	[insert CUSIP Nos.]
Date of Delivery:	_____, 20__

NOTICE IS HEREBY GIVEN that the City of Celina, Texas (the "Issuer"), has not provided [an Annual Issuer Report] [an Annual Collections Report] [audited/unaudited financial statements] with respect to the Bonds as required by the Continuing Disclosure Agreement of Issuer dated as of February 1, 2025, by and among the Issuer, MuniCap, Inc., as "Administrator," and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as "Dissemination Agent." The Issuer anticipates that [the Annual Issuer Report] [the Annual Collections Report] [audited/unaudited financial statements] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
on behalf of the City of Celina, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Celina, Texas

EXHIBIT B

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT)

ANNUAL FINANCIAL INFORMATION[*]

Delivery Date: _____, 20__

CUSIP Nos: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address: _____
City: _____
Telephone: _____
Contact Person: _____

Section 4(a)(i)(A)

BONDS OUTSTANDING

Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount
		Total		

Section 4(a)(i)(B)

INVESTMENTS

Fund/ Account Name	Investment Description	Par Value[(1)]	Book Value[(1)]	Market Value[(1)]

[*] Excluding Audited Financial Statements of the Issuer.
[(1)] According to account balance statement dated as of [insert date] as provided by the Trustee.

Section 4(a)(i)(C)

ASSETS AND LIABILITIES OF TRUST ESTATE

Cash Position of Trust Estate for statements dated September 30, 20[__]		
[List of Funds/Accounts Held Under Indenture]	Amount In the Fund	
Total		A
Bond Principal Amount Outstanding		B
Outstanding Assessment Amount to be collected		C
Net Position of Trust Estate and Outstanding Bonds and Assessments		A-B+C

September 30, 20[__] Trust Statements: □ Audited □ Unaudited

Accounting Type: □ Cash □ Accrual □ Modified Accrual

Section 4(a)(ii)

FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AND IN SUBSTANTIALLY SIMILAR FORM PROVIDED IN THE FOLLOWING TABLES AS OF THE END OF THE FISCAL YEAR

Debt Service Requirements on the Bonds

Year Ending (September 30)	Principal	Interest	Total

Top [Five] Assessment Payers in Phases #8-9 [(1)]

Property Owner	No. of Parcels/Lots	Percentage of Parcels/Lots	Outstanding Assessments	Percentage of Total Assessments

[(1)] Does not include those owing less than one percent (1%) of total Assessments; may be fewer than five.

Assessed Value of Phases #8-9 of the District

The [YEAR] certified total assessed value for the Assessed Property in Phases #8-9 of the District is approximately $[AMOUNT] according to the Collin County Central Appraisal District.

[FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AS OF THE END OF THE FISCAL YEAR AND AS OF FEBRUARY 1 OF THE NEXT SUCCEEDING YEAR] *

Foreclosure History Related to the Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Delinquent Assessment Amount not in Foreclosure Proceedings	Parcels in Foreclosure Proceedings	Delinquent Assessment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
	$		$		$
20__					
20__					
20__					
20__					
20__					

[insert any necessary footnotes]

Collection and Delinquency History of Annual Installments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Total Annual Installment Billed	Parcels Levied[(1)]	Delinquent Amount as of 3/1	Delinquent % as of 3/1	Delinquent Amount as of [9/1]	Delinquent % as of [9/1]	Total Assessments Collected[(2)]
	$		$	%	$	%	$
20__							
20__							
20__							
20__							
20__							

[(1)] Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

[(2)] [Does/does not] include interest and penalties.

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments Due

For the past five Fiscal Years, if the total amount of delinquencies as of September 1 equals or exceeds ten percent (10%) of the amount of Annual Installments due, a list of parcel numbers for which the Annual Installments are delinquent.

Fiscal Year Ended (9/30)	Delinquent % as of 9/1	Parcel Numbers
	%	
20__		
20__		
20__		
20__		
20__		

History of Prepayment of Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
		$		$
20__				
20__				
20__				
20__				
20__				

[insert any necessary footnotes]

ITEMS REQUIRED BY SECTION 4(a)(iii) - (v)
[Insert a line item for each applicable listing]

* Include the following bracketed tables if a separate Annual Collections Report will not be prepared.

EXHIBIT C

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH
PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT)

ANNUAL COLLECTIONS REPORT

Delivery Date: _____, 20__

CUSIP Nos: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address: [_____]
City: [_____, Texas _____]
Telephone: (___) ___-____
Contact Person: Attn: _____

SELECT FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE COLLECTION OF ASSESSMENTS COVERING THE PERIOD BEGINNING WITH THE FIRST DAY OF THE FISCAL YEAR SUCCEEDING THE REPORTING FISCAL YEAR THROUGH THE COLLECTIONS REPORTING DATE PROVIDED IN COMPLIANCE WITH SUBSECTION 5(A) OF THE ISSUER'S DISCLOSURE AGREEMENT

Foreclosure History Related To The Annual Installments[(1)]

Succeeding Fiscal Year	Delinquent Annual Installment Amount not in Foreclosure Proceedings	Parcels in Foreclosure Proceedings	Delinquent Annual Installment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
20__	$		$		$

(1) Period covered includes October 1, 20__ through March 1, 20__.

Collection and Delinquency of Annual Installments [1]

Succeeding Fiscal Year	Total Annual Installments Levied	Parcels Levied[2]	Delinquent Amount as of 3/1	Delinquent % as of 3/1	Total Annual Installments Collected[3]
20__	$		$	%	$

[1] Period covered includes October 1, 20__ through March 1, 20__.

[2] Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

[3] [Does/does not] include interest and penalties.

Prepayment of Assessments[1]

Succeeding Fiscal Year	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
		$		$

[1] Period covered includes October 1, 20__ through March 1, 20__.

EXHIBIT D

BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES[1]

Date	Delinquency Clock (Days)	Activity
January 31		Assessments are due.
February 1	1	Assessments delinquent if not received.
	15	Upon receipt, but no later than February 15, Issuer forwards payment to Trustee for all collections received, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies. Administrator should be aware if Reserve Fund needs to be utilized for debt service payments during the corresponding Fiscal Year. Issuer and Administrator should determine if previously collected surplus funds, if any, plus actual Annual Installment collections will be fully adequate for debt service in the corresponding March and September.
March 1	29/30	Trustee pays bond interest payments to Owners.
April 1	59/60	At this point, if total delinquencies are under 5% and if there is adequate funding in the Pledged Revenue Fund for transfer to the Principal and Interest Account for full September payments, no further action is anticipated for collection of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency. Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent in writing of the occurrence of draw on the Reserve Fund and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw or the Reserve Fund.
July 1	**152/153**	**If there are over 5% delinquencies or if there is insufficient funding in the Pledged Revenue Fund for**

[1] Illustrates anticipated dates and procedures for pursuing the collection of delinquent Annual Installments of Assessments, which dates and procedures shall be in accordance with Chapters 31, 32, 33, and 34, Texas Tax Code, as amended (the "Code"), and the Tax Assessor/Collector's procedures, and are subject to adjustment by the Issuer. If the collection and delinquency procedures under the Code are subsequently modified, whether due to an executive order of the Governor of Texas, an amendment to the Code, or otherwise, such modifications shall control.

		transfer to the Principal and Interest Account of such amounts as shall be required for the full September payment, Issuer and/or Administrator to notify Dissemination Agent in writing for inclusion in the next Annual Report. **Preliminary Foreclosure activity commences in accordance with Tax Assessor/Collector's procedures.** If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from the Issuer. If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, Dissemination Agent requests that the Issuer commence foreclosure or provide plan for collection.
August 15	197/198	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent and the Trustee. The goal for the foreclosure actions is a filing by no later than August 15 (day 197/198). **Foreclosure action to be filed with the court as soon as practicable, in accordance with the Tax Assessor/Collector's procedures**. **Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status in writing for inclusion in next Annual Report**.

A committee of not less than twenty-five percent (25%) of the Owners may request a meeting with the Issuer to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day thirty (30) if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed five percent (5%), Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Annual Installments of Assessments.

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	January 14, 2025
Re:	The Lakes at Mustang Ranch Phase #2-7 Major Improvement Area PID Bond Refunding

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Bromiley)

Background Information:
At this time, the City is considering issuing its Special Assessment Revenue Refunding and Improvement Bonds in order to (i) refund the 2015 bonds, (ii) acquire the portion of the major improvements currently secured under the reimbursement agreement, and (iii) acquire the improvements benefitting each of Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, and Phase #7 which are currently secured under the reimbursement agreement. This refunding of the 2015 bonds and the financing of the improvements currently payable under the reimbursement agreement results in savings to the homeowners that are currently paying each of the related assessments.

In 2015, the City issued $13,150,000 in Special Assessment Revenue Bonds to pay for the portion of certain major improvements benefitting the Major Improvement Area of The Lakes at Mustang Ranch Public Improvement District (which Major Improvement Area is comprised of Phases #2-9 of the District). At the same time, the City entered into a reimbursement agreement with the Developer of the District to pay for both the costs of certain major improvements not paid for out of the proceeds of the bonds as well as costs related to improvements constructed in the future for

the benefit of specific phases located within the PID. In 2016, the City levied assessments against Phase #2 of the District to secure its obligation under the reimbursement agreement related to improvements benefitting only Phase #2 of the District. In 2019, the City levied assessments against Phase #3 of the District to secure its obligation under the reimbursement agreement related to improvements benefitting only Phase #3 of the District. In 2020, the City levied assessments against Phase #4 of the District to secure its obligation under the reimbursement agreement related to improvements benefitting only Phase #4 of the District. In 2021, the City levied assessments against Phase #5 of the District to secure its obligation under the reimbursement agreement related to improvements benefitting only Phase #5 of the District. In 2022, the City levied assessments against Phase #6 of the District to secure its obligation under the reimbursement agreement related to improvements benefitting only Phase #6 of the District as well as Phase #6's portion of certain additional projects benefitting the entire District. In 2023, the City levied assessments against Phase #7 of the District to secure its obligation under the reimbursement agreement related to improvements benefitting only Phase #7 of the District as well as Phase #7's portion of certain additional projects benefitting the entire District.

The proposed issuance will not extend the final maturity of the original bonds. Final pricing will be completed on Tuesday, January 14, and presented to City Council.

Legal Review:
This item has been reviewed and approved.

Supporting Documents:
1. LAMR PID MIA #2-7 Bond Issuance Refunding
2. Celina Lakes at Mustang Ranch MIA #2-7 Refunding 2025 - Bond Ordinance (FINAL w. ATTACHMENTS) (12-31)

Financial Consideration:
The Refunding (refinance) of Lakes at Mustang Ranch Phases #2-7 and Major Improvement area Bond to provide a total debt service savings.

Staff Recommendation:
Staff recommends approval.

LAKES AT MUSTANG RANCH PID MAJOR IMPROVEMENT AREA AND PHASES #2-7

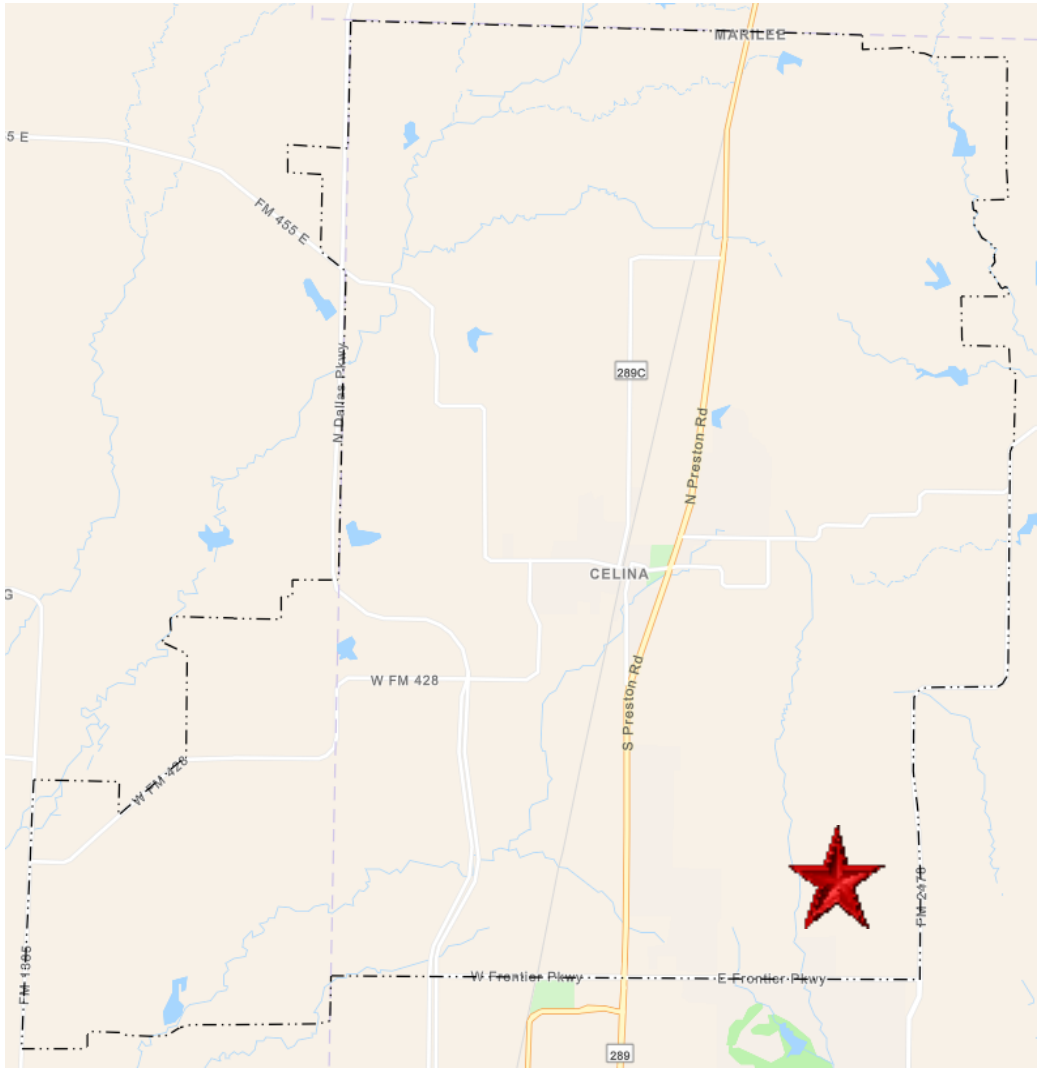
City Council Meeting
January 14, 2025

LAKES AT MUSTANG RANCH PID

- Located in southeast Celina along Custer Rd near Frontier Pkwy

- Issue Revenue Bonds to refund the Bonds and to finance a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects, such bonds to be entitled “City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025

- Number of homes impacted by the Phases #2-7 refinancing: 966.



CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans
- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG
- Municap – PID and TIRZ Consultant
  - Advises the City on all matters related to PIDs and TIRZs
  - Ensures compliance with City's PID Policy and state statutes

BOND PRICING AND DETAILS

- The City's financial advisors, Hilltop Securities, will present the details of the Bond pricing.

RECOMMENDATION

- Staff recommends approval.

ORDINANCE NO. 2025-_

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2025 (THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT); CALLING FOR REDEMPTION OF CERTAIN CURRENTLY OUTSTANDING BONDS; AND APPROVING AND AUTHORIZING AN UPDATED SERVICE AND ASSESSMENT PLAN AND OTHER RELATED AGREEMENTS

WHEREAS, the City of Celina, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act"), has previously established The Lakes at Mustang Ranch Public Improvement District (the "District"), pursuant to Resolution No. 2008-06R adopted by a majority of the members of the City Council of the City (the "City Council") on March 10, 2008; and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on December 9, 2014, regarding the levy of special assessments against property located within the second through ninth construction phases of the District (the "Initial Major Improvement Area"), and, after hearing testimony at such public hearing, the City Council recessed such public hearing until January 13, 2015; and

WHEREAS, on January 13, 2015, the City Council reconvened the public hearing first opened on December 9, 2014 regarding the levy of special assessments against property located within the Initial Major Improvement Area of the District, and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2015-03 (the "Initial Major Improvement Area Assessment Ordinance") levying assessments against the Initial Major Improvement Area (the "Initial Major Improvement Area Assessments") as shown on the assessment roll that is attached to the Service and Assessment Plan as Appendix F (the "Initial Major Improvement Area Assessment Roll"); and

WHEREAS, the City has previously issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project)" (the "Refunded Bonds") secured by the Initial Major Improvement Area Assessments levied against the Initial Major Improvement Area less that portion of the Initial Major Improvement Area Assessments allocable to certain City contributed improvements constructed within the Initial Major Improvement Area (the "CCMI Assessment") for the purpose of financing a portion of the Actual Costs of the Initial Major Improvements that benefit assessed property within the Initial Major Improvement Area of the District, pursuant to that certain Indenture of Trust, dated as of January 1, 2015 between the City and U.S. Bank National Association (the "2015 Indenture"); and

WHEREAS, in connection with the issuance of its "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project), the City Council approved an amendment and restatement to the Amended and Restated Service and Assessment Plan (as defined herein), and pursuant to direction from the administrator for the District that the conditions required for completely reducing the CCMI Assessment was satisfied, the City has formally released the CCMI Assessment; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the trustee under the 2015 Indenture, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds; and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on December 13, 2016, regarding the levy of special assessments against property located within the second construction phases of the District ("Phase #2"), and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2016-84 (the "Phase #2 Assessment Ordinance") levying assessments against property within Phase #2 (the "Phase #2 Assessments") as shown on the assessment roll that is attached to the Service and Assessment Plan as Appendix H (the "Phase #2 Assessment Roll"); and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on December 10, 2019, regarding the levy of special assessments against property located within the third construction phases of the District ("Phase #3"), and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2019-51 (the "Phase #3 Assessment Ordinance") levying assessments against property within Phase #3 (the "Phase #3 Assessments") as shown on the assessment roll that is attached to the Service and Assessment Plan as Appendix I (the "Phase #3 Assessment Roll"); and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on July 14, 2020, regarding the levy of special assessments against property located within the fourth construction phases of the District ("Phase #4"), and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2020-50 (the "Phase #4 Assessment Ordinance") levying assessments against property within Phase #4 (the "Phase #4 Assessments") as shown on the assessment roll that is attached to the Service and Assessment Plan as Appendix J (the "Phase #4 Assessment Roll"); and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on June 8, 2021, regarding the levy of special assessments against property located within the fifth construction phases of the District ("Phase #5"), and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2021-48 (the "Phase #5 Assessment Ordinance") levying assessments against property within Phase #5 (the "Phase #5 Assessments") as shown on the assessment roll that is attached to the Service and Assessment Plan as Appendix K (the "Phase #5 Assessment Roll"); and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on June 14, 2022, regarding the levy of special assessments against property located within the sixth construction phases of the District ("Phase #6"), and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2022-68 (the "Phase #6 Assessment Ordinance") levying assessments against property within Phase #2 (the "Phase #6 Assessments") as shown on the assessment roll that is attached to the Service and Assessment Plan as Appendix L (the "Phase #6 Assessment Roll"); and

WHEREAS, pursuant to the PID Act, the City Council published and mailed notice of and convened a public hearing on February 14, 2023, regarding the levy of special assessments against property located within the seventh construction phases of the District ("Phase #7"), and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted Ordinance No. 2023-12 (the "Phase #7 Assessment Ordinance", and, together with the Initial Major Improvement Area Assessment Ordinance, the Phase #2 Assessment Ordinance, the Phase #3 Assessment Ordinance, the Phase #4 Assessment Ordinance, the Phase #5 Assessment Ordinance, and the Phase #6 Assessment Ordinances, the "Special Assessment Ordinances") levying assessments against property within Phase #7 (the "Phase #7 Assessments" and, together with the Initial Major Improvement Area Assessments (following the release of the CCMI Assessment), the Phase #2 Assessments, the Phase #3 Assessments, the Phase #4 Assessments, the Phase #5 Assessments, and the Phase #6 Assessments, the "Special Assessments") as shown on the assessment roll that is attached to the Service and Assessment Plan as Appendix M (the "Phase #7 Assessment Roll" and, together with the Initial Major Improvement Area Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, and the Phase #6 Assessment Roll, the "Special Assessments Rolls"); and

WHEREAS, the City is authorized by the PID Act to issue its revenue bonds payable from the Special Assessments and other revenues received for the purposes of (i) refunding the Refunded Bonds, (ii) paying a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects; (iii) funding a reserve fund for payment of principal and interest on the Bonds, and (iv) paying the costs of issuance; and

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to issue its bonds to be designated "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" (the "Bonds"), such Bonds being payable solely from the Trust Estate (as defined in the Indenture (defined below)); and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds and restructuring of the debt service requirements for the Refunded Bonds and paying a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects is beneficial to the homeowners in the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a present value debt service savings of approximately $_____ for the City; and

WHEREAS, the City Council hereby finds and determines to (i) approve the issuance of the Bonds to refund the Refunded Bonds, pay a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects, as identified in the Amended and Restated Service and Assessment Plan, (ii) approve the form, terms, and provisions of the Indenture securing the Bonds authorized hereby, (iii) approve the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) approve a Preliminary Official Statement and an Official Statement (defined below), (v) approve the form, terms and provisions of a Continuing Disclosure Agreement (defined below), (vi) approve the form, terms, and provisions of the Amended and Restated Service and Assessment Plan (defined below), as updated for the Bonds, and (vii) authorize the refunding of the Refunded Bonds on their redemption date; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the Indenture; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of $_____ for the purpose of providing funds for (i) refunding the Refunded Bonds, (ii) paying a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects; (iii) funding a reserve fund for payment of principal and interest on the Bonds, and (iv) paying the costs of issuing the Bonds, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of February 1, 2025, between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Indenture is hereby approved in substantially the form attached hereto as **Exhibit A,** which is incorporated herein as a part hereof for all purposes, with such changes or additions thereto as may be approved by the Mayor or Mayor Pro Tem of the City (upon the advice of the City Manager) as evidenced by the execution and delivery thereof. Each of the Mayor and the Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem and such officials are hereby authorized to deliver the Indenture.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions and modifications as may be required to conform the form of bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Trust Estate (as defined in the Indenture) and other assets of the Trust Estate pledged to such Bonds, and shall never be payable from ad valorem taxes.

SECTION 2. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc. (the "Purchaser") under that certain Bond Purchase Agreement (the "Bond Purchase Agreement"), dated the date hereof, between the City and the Purchaser, substantially in the form attached hereto as **Exhibit B** which is incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interests of the City at the price and on the terms and provisions set forth in the Bond Purchase Agreement. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the City Manager, such approval to be evidenced by the execution and delivery of the Bond Purchase Agreement by the Mayor, Mayor Pro Tem, or City Manager of the City. The Mayor, Mayor Pro Tem, and City Manager of the City are each hereby authorized and directed to execute and deliver the Bond Purchase Agreement.

SECTION 3. Official Statement. The form and substance of the Preliminary Official Statement for the Bonds (the "Preliminary Official Statement") and any addenda, supplement or amendment thereto and the final Official Statement (the "Official Statement") are hereby in all respects approved and adopted. The Official Statement as thus approved and delivered, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and

the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Official Statement and the Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Official Statement in the offering of the Bonds is hereby ratified, approved and confirmed and the Preliminary Official Statement is hereby deemed "final" as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. Notwithstanding the approval and delivery of such Preliminary Official Statement and Official Statement by the Mayor or Mayor Pro Tem, this City Council, including the Mayor and Mayor Pro Tem, are not responsible for and proclaim no specific knowledge of the information contained in the Preliminary Official Statement and the Official Statement pertaining to the Development (as defined in the Official Statement) or the financial ability of any developers, any builders, any landowners, or the appraisal of the property in the District.

SECTION 4. Continuing Disclosure Agreement. That certain “City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project) Continuing Disclosure Agreement of Issuer” (the “Continuing Disclosure Agreement”) among the City, MuniCap, Inc. and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., is hereby authorized and approved in substantially the form attached hereto as **Exhibit C** which is incorporated herein as a part hereof for all purposes and each of the City Manager, the Mayor and the Mayor Pro Tem of the City is authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, the Mayor or the Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 5. Amended and Restated Service and Assessment Plan. That certain “The Lakes at Mustang Ranch Public Improvement District Amended and Restated Service and Assessment Plan”, dated January 14, 2025 (as updated, amended and/or restated, the "Amended and Restated Service and Assessment Plan"), is hereby authorized and approved in substantially the form attached hereto as **Exhibit D** which is incorporated herein as a part hereof for all purposes with such changes as may be required to carry out the purposes of this Ordinance. The Amended and Restated Service and Assessment Plan, including the method of assessment, is approved and adopted as the service and assessment plan for the District, including the Special Assessment Rolls attached thereto, each of which sets forth the Special Assessments previously levied against the Assessed Property within the Initial Major Improvement Area, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, and Phase #7 of the District, respectively, including the Annual Installments expected to be collected in connection with the Bonds, and which are hereby approved as an act and deed of the City Council. The City Secretary is directed to cause a copy of this Ordinance, including the Amended and Restated Service and Assessment Plan and the Special Assessment Rolls, to be recorded in the real property records of Collin County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Amended and Restated Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Amended and Restated Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

SECTION 6. Redemption of Refunded Bonds. The Refunded Bonds described in the form of conditional notice of redemption attached as **Exhibit E** hereto are hereby called for redemption on March 1, 2025. U.S. Bank Trust Company, National Association, in its capacity as the trustee for the Refunded Bonds (the "Refunded Bonds Trustee"), is hereby authorized to

issue all required notices of redemption (or obtain or confirm the sufficiency of the waivers and consents of the bondholders to effect such redemption), and to effect payment and redemption of the Refunded Bonds in full and to pay all fees and expenses of the Refunded Bonds Trustee through such final payment and redemption of the Refunded Bonds; and any notices of redemption given by the Refunded Bonds Trustee to effect the redemption of the Refunded Bonds on March 1, 2025 are hereby ratified and confirmed as of the date such actions were taken.

SECTION 7. Additional Actions. The Mayor, the Mayor Pro Tem, the City Manager, the Assistant City Manager, the Finance Director, and the City Secretary are each hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance, including entering into any agreement associated with securing a policy of insurance and/or any surety policy which would ensure the timely payment of the principal of and interest on the Bonds. The Mayor, the Mayor Pro Tem, the City Manager, the Assistant City Manager, the Finance Director and the City Secretary are each hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance or any other certificates, agreements, or other documents subsequent to the delivery of the Bonds which may be necessary or appropriate to carry out or fulfill the purpose and intent of the Amended and Restated Service and Assessment Plan and the refunding of the Refunded Bonds and the acquisition of the Phases #2-7 Projects and the Initial Major Improvement Area Projects.

SECTION 8. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 9. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 10. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 11. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 12. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 13. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

PASSED AND ADOPTED, this January 14, 2025.

CITY OF CELINA, TEXAS

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2025 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

INDENTURE OF TRUST

By and Between

CITY OF CELINA, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF FEBRUARY 1, 2025

SECURING

$_____
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING AND
IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2–7 PROJECT)

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INDENTURE OF TRUST

THIS INDENTURE of Trust (the "Indenture"), dated as of February 1, 2025 is by and between the CITY OF CELINA, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles, recitals and granting clauses and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district then located in the extraterritorial jurisdiction of the City to be known as The Lakes at Mustang Ranch Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on February 11, 2008, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on March 10, 2008, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2008-06R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, on March 27, 2008, the City published notice of its authorization of the District in the *McKinney Courier-Gazette* a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after March 10, 2008; and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, on November 18, 2014, the City Council by Resolution 2014-60R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (the "Initial Major Improvements") benefitting the Initial Major Improvement Area (as hereinafter defined) of the District and directed City staff to (i) prepare a proposed assessment roll (the "Initial Major Improvement Area Assessment Roll") as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on November 21, 2014, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Initial Major Improvement Area Assessment Roll and the Service and Assessment Plan and the levy of the "Initial Major Improvement Area Assessments" against property located within the second through ninth construction phase, collectively, of the District (the "Initial Major Improvement Area"); and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Initial Major Improvement Area Assessment Roll and the Service and Assessment Plan and the levy of the Initial Major Improvement Area Assessments on property in Initial Major Improvement Area of the District to the last known address of the owners of the property liable for the Initial Major Improvement Area Assessments; and

WHEREAS, the City Council convened the hearing on December 9, 2014, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Initial Major Improvement Area Assessment Roll and the Initial Major Improvement Area Assessments, and to offer testimony pertinent to any issue presented on the amount of the Initial Major Improvement Area Assessment, the allocation of Actual Costs of the Initial Major Improvements, the purposes of the Initial Major Improvement Area Assessment, the special benefits of the Initial Major Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Initial Major Improvement Area Assessment, and then the City Council recessed such public hearing until January 13, 2015; and

WHEREAS, on January 13, 2015, the City Council reconvened the public hearing first opened on December 9, 2014, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Initial Major Improvement Area Assessment Roll and the Initial Major Improvement Area Assessments, and to offer testimony pertinent to any issue presented on the amount of the Initial Major Improvement Area Assessment, the allocation of Actual Costs of the Initial Major Improvements, the purposes of the Initial Major Improvement Area Assessment, the special benefits of the Initial Major Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Initial Major Improvement Area Assessment; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the "Initial Major Improvement Area Assessment Ordinance" and therein levied the Initial Major Improvement Area Assessments; and

WHEREAS, the City has previously issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project)" (the "Refunded Bonds") secured by the Initial Major Improvement Area Assessments levied against the Initial Major Improvement Area less that portion of the Initial Major Improvement Area Assessments allocable to certain city contributed improvements constructed within the Initial Major Improvement Area (the "Initial MIA CCMI Assessment") for the purpose of financing a portion of the Actual Costs of the Initial Major

Improvements that benefit assessed property within the Initial Major Improvement Area of the District; and

WHEREAS, a portion of the Initial Major Improvements not paid for out of the proceeds of the Refunded Bonds, were paid for, pursuant to the terms of that certain reimbursement agreement entered into between the City and the Developer related to the construction of the Authorized Improvements within the District (the "PID Reimbursement Agreement") and the costs to acquire such portion of the Initial Major Improvements were secured by a portion of the Initial Major Improvement Area Assessments under the terms of the PID Reimbursement Agreement; and

WHEREAS, the City has heretofore issued its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" (the "2015 Phase #1 Bonds") secured by certain assessments (the "Phase #1 Assessments") levied on the assessed property with the first construction phase of the District ("Phase #1"), less that portion of the Phase #1 Assessments allocable to certain city contributed improvements constructed within Phase #1 (the "Phase #1 CCMI Assessment") for the purpose of financing a portion of the costs of the Authorized Improvements benefiting the property within Phase #1; and

WHEREAS, the City has heretofore issued its "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" (the "Phase #1 Refunding Bonds") secured by Phase #1 Assessments and which refunded the 2015 Phase #1 Bonds in their entirety; and

WHEREAS, in connection with the Phase #1 Refunding Bonds, the City Council approved an amendment and restatement to the Service and Assessment Plan, and pursuant to direction from the Administrator that the conditions required for completely reducing the Initial MIA CCMI Assessment and the Phase #1 CCMI Assessment were satisfied, the City has formally released the Initial MIA CCMI Assessment and the Phase #1 CCMI Assessment; and

WHEREAS, on November 8, 2016, the City Council by Resolution 2016-55R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (the "Phase #2 Improvements") benefitting only the second construction phase of the District ("Phase #2"), and directed City staff to (i) prepare a proposed assessment roll (the "Phase #2 Assessment Roll") as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on December 2, 2016, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Phase #2 Assessment Roll and the Service and Assessment Plan and the levy of the "Phase #2 Assessments" on property in Phase #2 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Phase #2 Assessment Roll and the Service and

Assessment Plan and the levy of the Phase #2 Assessments on property in the District to the last known address of the owners of the property liable for the Phase #2 Assessments; and

WHEREAS, the City Council convened the hearing on December 13, 2016, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Phase #2 Assessment Roll and the Phase #2 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #2 Assessment, the allocation of Actual Costs of the Phase #2 Improvements, the purposes of the Phase #2 Assessment, the special benefits of the Phase #2 Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #2 Assessment; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the "Phase #2 Assessment Ordinance" and therein levied the Phase #2 Assessments; and

WHEREAS, the costs for the City to acquire such portion of the Phase #2 Improvements were secured by the Phase #2 Assessments under the terms of the PID Reimbursement Agreement; and

WHEREAS, on November 12, 2019, the City Council by Resolution 2019-60R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (the "Phase #3 Improvements") benefitting only the third construction phase of the District ("Phase #3"), and directed City staff to (i) prepare a proposed assessment roll (the "Phase #3 Assessment Roll") as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on November 15, 2019, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Phase #3 Assessment Roll and the Service and Assessment Plan and the levy of the "Phase #3 Assessments" on property in Phase #3 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Phase #3 Assessment Roll and the Service and Assessment Plan and the levy of the Phase #3 Assessments on property in the District to the last known address of the owners of the property liable for the Phase #3 Assessments; and

WHEREAS, the City Council convened the hearing on December 10, 2019, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Phase #3 Assessment Roll and the Phase #3 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #3 Assessment, the allocation of Actual Costs of the Phase #3 Improvements, the purposes of the Phase #3 Assessment, the special benefits of the Phase #3 Improvements, and

the penalties and interest on annual installments and on delinquent annual installments of the Phase #3 Assessment; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the "Phase #3 Assessment Ordinance" and therein levied the Phase #3 Assessments; and

WHEREAS, the costs for the City to acquire such portion of the Phase #3 Improvements were secured by the Phase #3 Assessments under the terms of the PID Reimbursement Agreement; and

WHEREAS, on June 9, 2020, the City Council by Resolution 2020-36R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (the "Phase #4 Improvements") benefitting only the fourth construction phase of the District ("Phase #4"), and directed City staff to (i) prepare a proposed assessment roll (the "Phase #4 Assessment Roll") as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on June 19, 2020, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Phase #4 Assessment Roll and the Service and Assessment Plan and the levy of the "Phase #4 Assessments" on property in Phase #4 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Phase #4 Assessment Roll and the Service and Assessment Plan and the levy of the Phase #4 Assessments on property in the District to the last known address of the owners of the property liable for the Phase #4 Assessments; and

WHEREAS, the City Council convened the hearing on July 14, 2020, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Phase #4 Assessment Roll and the Phase #4 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #4 Assessment, the allocation of Actual Costs of the Phase #4 Improvements, the purposes of the Phase #4 Assessment, the special benefits of the Phase #4 Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #4 Assessment; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the "Phase #4 Assessment Ordinance" and therein levied the Phase #4 Assessments; and

WHEREAS, the costs for the City to acquire such portion of the Phase #4 Improvements were secured by the Phase #4 Assessments under the terms of the PID Reimbursement Agreement; and

WHEREAS, on May 11, 2021, the City Council by Resolution 2021-27R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (the "Phase #5 Improvements") benefitting only the fifth construction phase of the District ("Phase #5"), and directed City staff to (i) prepare a proposed assessment roll (the "Phase #5 Assessment Roll") as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on May 17, 2021 the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Phase #5 Assessment Roll and the Service and Assessment Plan and the levy of the "Phase #5 Assessments" on property in Phase #5 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Phase #5 Assessment Roll and the Service and Assessment Plan and the levy of the Phase #5 Assessments on property in the District to the last known address of the owners of the property liable for the Phase #5 Assessments; and

WHEREAS, the City Council convened the hearing on June 8, 2021, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Phase #5 Assessment Roll and the Phase #5 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #5 Assessment, the allocation of Actual Costs of the Phase #5 Improvements, the purposes of the Phase #5 Assessment, the special benefits of the Phase #5 Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #5 Assessment; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the "Phase #5 Assessment Ordinance" and therein levied the Phase #5 Assessments; and

WHEREAS, the costs for the City to acquire such portion of the Phase #5 Improvements were secured by the Phase #5 Assessments under the terms of the PID Reimbursement Agreement; and

WHEREAS, on May 10, 2022, the City Council by Resolution 2022-27R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (collectively, the "Phase #6 Projects") including (i) improvements benefitting only the sixth construction phase of the District ("Phase #6") and (ii) Phase #6's allocable portion of certain "Additional Major Improvements" consisting of improvements benefitting the entirety of the property and the costs

of which were not previously assessed as a part of the Initial Major Improvements, and directed City staff to (i) prepare a proposed assessment roll (the "Phase #6 Assessment Roll") as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on May 16, 2022, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Phase #6 Assessment Roll and the Service and Assessment Plan and the levy of the "Phase #6 Assessments" on property in Phase #6 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Phase #6 Assessment Roll and the Service and Assessment Plan and the levy of the Phase #6 Assessments on property in the District to the last known address of the owners of the property liable for the Phase #6 Assessments; and

WHEREAS, the City Council convened the hearing on June 14, 2022, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Phase #6 Assessment Roll and the Phase #6 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #6 Assessment, the allocation of Actual Costs of the Phase #6 Projects, the purposes of the Phase #6 Assessment, the special benefits of the Phase #6 Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #6 Assessment; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the "Phase #6 Assessment Ordinance" and therein levied the Phase #6 Assessments; and

WHEREAS, pursuant to the terms of the PID Reimbursement Agreement, the obligations related to the Phase #6 Projects under the terms of the PID Reimbursement Agreement were secured by the Phase #6 Assessments; and

WHEREAS, the City Secretary filed a copy of the Phase #6 Assessment Ordinance not later than the seventh day after the date the City Council approved the Phase #6 Assessment Ordinance and the Service and Assessment Plan with the County Clerk of Collin County; and

WHEREAS, on January 10, 2023, the City Council by Resolution 2023-03R made findings and determinations relating to the Actual Costs of certain Authorized Improvements (collectively, the "Phase #7 Projects") including (i) improvements benefitting only the seventh construction phase of the District ("Phase #7") and (ii) Phase #7's allocable portion of certain Additional Major Improvements consisting of improvements benefitting the entirety of the property and the costs of which were not previously assessed as a part of the Initial Major Improvements, and directed City staff to (i) prepare a proposed assessment roll (the "Phase #7 Assessment Roll") as required by Section 372.016(a) of the PID Act, (ii) file said proposed assessment roll with the City Secretary

and to make it available for public inspection as required by Section 372.016(b) of the PID Act, (iii) publish such notice as required by Section 372.016(b) of the PID Act, and (iv) prepare a service and assessment plan in accordance with Sections 372.13 and 372.14 of the PID Act; and

WHEREAS, on January 16, 2023 the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located and where the improvements were undertaken, to consider the proposed Phase #7 Assessment Roll and the Service and Assessment Plan and the levy of the "Phase #7 Assessments" on property in Phase #7 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Phase #7 Assessment Roll and the Service and Assessment Plan and the levy of the Phase #7 Assessments on property in the District to the last known address of the owners of the property liable for the Phase #7 Assessments; and

WHEREAS, the City Council convened the hearing on February 14, 2023, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Phase #7 Assessment Roll and the Phase #7 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #7 Assessment, the allocation of Actual Costs of the Phase #7 Projects, the purposes of the Phase #7 Assessment, the special benefits of the Phase #7 Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #7 Assessment; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the "Phase #7 Assessment Ordinance" and therein levied the Phase #7 Assessments; and

WHEREAS, pursuant to the terms of the PID Reimbursement Agreement, the obligations related to the Phase #7 Projects under the terms of the PID Reimbursement Agreement were secured by the Phase #7 Assessments; and

WHEREAS, the City Secretary filed a copy of the Phase #7 Assessment Ordinance not later than the seventh day after the date the City Council approved the Phase #7 Assessment Ordinance and the Service and Assessment Plan with the County Clerk of Collin County; and

WHEREAS, in the indenture authorizing the Phase #1 Refunding Bonds, the City reserved the right to an additional series of bonds as "Additional Obligations" pursuant to other indentures, assessment ordinances, or similar agreements, which do not constitute or create a lien on the trust estate securing the Phase #1 Refunding Bonds and are not payable from pledged revenues which secure the Phase #1 Refunding Bonds; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and Section 372.027 of the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding the portion of the Refunded Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the paying agent for the Refunded Bonds, the trustee under a trust indenture, or an escrow agent, the proceeds of such refunding bonds, together with other available funds, in an amount sufficient to provide for

the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds;

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Special Assessments (as herein defined) for the purpose of (i) refunding the Refunded Bonds, (ii) paying a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects, (iii) funding a reserve fund for payment of principal and interest on the Bonds, and (iv) paying the costs of issuing the Bonds; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act and Chapter 1207, Texas Government Code, as amended, to refund the Refunded Bonds and to finance a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects, such bonds to be entitled "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" (the "Bonds"), such Bonds being payable solely from the Trust Estate; and

WHEREAS, the City Council has found and determined that: (i) the issuance of the Bonds and restructuring of the debt service requirements for the Refunded Bonds and to pay a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects is beneficial to the homeowners in the District and is in the best interests of the City and (ii) the refunding of the Refunded Bonds will result in a present value debt service savings for the City; and

WHEREAS, the Bonds are expected to be issued as Additional Obligations under the indentures authorizing the Phase #1 Refunding Bonds, and will not constitute or create a lien on the trust estate securing the Phase #1 Refunding Bonds and are not payable from pledged revenues which secure the Phase #1 Refunding Bonds; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" means, with respect to a Phases #2-7 Project or an Initial Major Improvement Project, the demonstrated, reasonable, allocable, and allowable costs of constructing such Phases #2-7 Project or an Initial Major Improvement Project, as applicable and as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Phases #2-7 Project or Initial Major Improvement Project, (b) the costs of preparing the construction plans for such Phases #2-7 Project or Initial Major Improvement Project, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Phases #2-7 Project or Initial Major Improvement Project, (d) the costs for external professional costs associated with such Phases #2-7 Project or Initial Major Improvement Project, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, property taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of such Phases #2-7 Project or Initial Major Improvement Project, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on the Special Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the reserve account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to $_____ (or such lesser amount that may be identified in a City Certificate pursuant to Section 6.7(b) hereof), which will initially be funded in full at the Closing Date pursuant to Section 6.2 hereof, and, if necessary, will thereafter be funded from Additional Interest, if collected, to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account in accordance with provisions of Section 6.7(b) hereof.

"Additional Obligations" means any bonds or obligations, including specifically, any installment contracts, reimbursement agreements, temporary note or time warrant secured in whole or in part by an assessment, other than the Special Assessments securing the Bonds, levied against property within the District, in accordance with the PID Act.

"Additional Major Improvements" means Authorized Improvements which benefit all of the property within the District subject to assessment and which were not part of the Initial Major Improvements, which are described in Section III.C. of the Service and Assessment Plan. The property within Phase #6 and Phase #7 of the District have been assessed, as a part of the Phase #6 Assessments and the Phase #7 Assessments, respectively, for such Phase's pro rata portion of the costs of the Additional Major Improvements benefitting the property within Phase #6 and Phase #7, respectively. Assessable property within the eighth and ninth construction phases of

the District is expected to be assessed for its respective allocable share of the Additional Major Improvements. The costs of the Additional Major Improvements allocable to the first, second, third, fourth, and fifth construction phases of the District have been or will be paid by the Developer without reimbursement.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of (i) engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the District and the Phases #2-7 Projects and the Initial Major Improvement Projects, (iii) computing, levying, billing and collecting Special Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Special Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Phases #2-7 Projects and the Initial Major Improvement Projects. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrative Fund" means that Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

"Administrator" means an employee of the City or third-party designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, collectively, with respect to each Assessed Parcel, each annual payment of the Special Assessments (including principal and interest due on the Special Assessments) as shown on the Special Assessment Rolls attached to the Service and Assessment Plan, the total amount of which that is related to the Bonds is shown on the Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area Initial Projects and Phases #2-7 Projects, of the Service and Assessment Plan; which annual payment includes the Administrative Expenses and the Additional Interest, if any, collected on each annual payment of the Special Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

"Annual Service Plan Update" means the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each respective parcel of land located within Phases #2-7 of the District and within the Initial Major Improvement Area of the District against which Special Assessments have been levied by the respective assessment ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means collectively, all the Assessed Parcels.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) a Special Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Special Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Authorized Denomination" means $5,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $5,000, then the Authorized Denomination of such Outstanding Bond shall be the amount of such Outstanding Bond.

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including but not limited to the Phases #2-7 Projects and the Initial Major Improvement Projects constructed and installed in accordance with the Service and Assessment Plan or an Annual Service Plan Update which will benefit the property within the District.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that are nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Date" means the date designated as the initial date of the Bonds by Section 3.2(a) of this Indenture.

"Bond Fund" means the Fund established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means Ordinance No. 2025-_____ adopted by the City Council on January 14, 2025, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bond Proceeds Account" means the Account of such name established pursuant to Section 6.1.

"Bond Year" means the one-year period beginning on September 1 in each year and ending on August 31 in the following year.

"Bonds" means the City's bonds authorized to be issued by Section 3.1 of this Indenture entitled "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)".

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"Certification for Payment" means a certificate executed by an engineer, construction manager or other person or entity acceptable to the City, as evidenced by the signature of a City Representative, specifying the amount of work performed and the cost thereof, presented to the Trustee to request funding for Actual Costs from money on deposit in a specific account of the Project Fund.

"City Certificate" means a certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the action referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area Initial Projects and Phases #2-7 Projects" means the document included as Exhibit 2 in the Service and Assessment Plan, which restates the Assessment Revenue anticipated to be collected from the Assessed Property which secures the Bonds, as updated, modified, or amended from time to time.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"CPA Certificate" means a report prepared by an independent certified public accountant selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Refunded Bonds being refunded with the proceeds of the Bonds.

"Defeasance Securities" means Investment Securities then authorized by Applicable Law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means the costs related to the foreclosure on an Assessed Parcel and the costs of collection of a delinquent Special Assessment, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the transfer/payment office located in St. Paul, Minnesota, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"Developer" means Celina 682 Partners, L.P., a Texas limited partnership.

"DTC" shall mean the Depository Trust Company located in New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among such Persons.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Special Assessments against any Assessed Parcel or Assessed Parcels, whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Indenture" means this Indenture of Trust as originally executed or as it may be from time to time supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds; (ii) is in fact independent and not under the domination of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means the Initial Bond in the form set forth in Exhibit A to this Indenture.

"Initial Major Improvement Area" means, collectively, the property located within the second, third, fourth, fifth, sixth, seventh, eight, and ninth construction phases of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Initial Major Improvement Area Assessment Ordinance" means Ordinance No. 2015-03 adopted by the City Council on January 13, 2015, that levied the Initial Major Improvement Area Assessments on the Assessed Property located within the Initial Major Improvement Area of the District.

"Initial Major Improvement Area Assessment Roll" means the assessment roll attached as Appendix F to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing

the total amount of the Initial Major Improvement Area Assessments against the Assessed Property within the Initial Major Improvement Area of the District related to the Initial Major Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Initial Major Improvement Area Assessments" means the aggregate assessments shown on the Initial Major Improvement Area Assessment Roll. The singular of such term means the assessment related to the Initial Major Improvements levied against an Assessed Parcel within the Initial Major Improvement Area of the District, as shown on the Initial Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel within the Initial Major Improvement Area or reduction in accordance with the provisions of the Service and Assessment Plan and the PID Act.

"Initial Major Improvement Projects" means the portion of the Initial Major Improvements not paid for out of the proceeds of the Refunded Bonds, and are described in Section III.B of the Service and Assessment Plan and which will be acquired with the proceeds of the Bonds.

"Initial Major Improvement Projects Account" means the Account of such name established pursuant to Section 6.1.

"Initial Major Improvements" means the Authorized Improvements which benefit all of the assessed property within the District and are described in Section III.B of the Service and Assessment Plan.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 1 and September 1 of each year, commencing September 1, 2025.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; provided that such investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of Bonds that is less than 10% of the Outstanding principal amount of the Bonds.

"Outstanding" means, as of any particular date when used with reference to Bonds, all Bonds authenticated and delivered under this Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in Article IV, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond or Bonds, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"Phase #2" means the property located within the second construction phase of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Phase #2 Assessment Ordinance" means Ordinance No. 2016-84 adopted by the City Council on December 13, 2016, that levied the Phase #2 Assessments on the Assessed Parcels located within Phase #2 of the District.

"Phase #2 Assessment Roll" means the assessment roll attached as Appendix H to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Phase #2 Assessments against each Assessed Parcel within Phase #2 of the District related to the Phase #2 Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Phase #2 Assessments" means the aggregate assessments shown on the Phase #2 Assessment Roll. The singular of such term means the assessment related to the Phase #2 Improvements levied against an Assessed Parcel within Phase #2 of the District as shown on the Phase #2 Assessment Roll subject to reallocation upon the subdivision of an Assessed Parcel within Phase #2 or reduction in accordance with the provisions of the Service and Assessment Plan and the PID Act.

"Phase #2 Improvements Account" means the Account of such name established pursuant to Section 6.1.

"Phase #2 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Phase #2 of the District and are described in Section III.E of the Service and Assessment Plan and which will be acquired with the proceeds of the Bonds.

"Phase #3" means the property located within the third construction phase of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Phase #3 Assessment Ordinance" means Ordinance No. 2019-51 adopted by the City Council on December 10, 2019, that levied the Phase #3 Assessments on the Assessed Parcels located within Phase #3 of the District.

"Phase #3 Assessment Roll" means the assessment roll attached as Appendix I to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Phase #3 Assessments against each Assessed Parcel within Phase #3 of the District related to the Phase #3 Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Phase #3 Assessments" means the aggregate assessments shown on the Phase #3 Assessment Roll. The singular of such term means the assessment related to the Phase #3 Improvements levied against an Assessed Parcel within Phase #3 of the District as shown on the Phase #3 Assessment Roll subject to reallocation upon the subdivision of an Assessed Parcel within Phase #3 or reduction in accordance with the provisions of the Service and Assessment Plan and the PID Act.

"Phase #3 Improvements Account" means the Account of such name established pursuant to Section 6.1.

"Phase #3 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Phase #3 of the District and are described in Section III.F of the Service and Assessment Plan and which will be acquired with the proceeds of the Bonds.

"Phase #4" means the property located within the fourth construction phase of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Phase #4 Assessment Ordinance" means Ordinance No. 2020-50 adopted by the City Council on July 14, 2020, that levied the Phase #4 Assessments on the Assessed Parcels located within Phase #4 of the District.

"Phase #4 Assessment Roll" means the assessment roll attached as Appendix J to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Phase #4 Assessments against each Assessed Parcel within Phase #4 of the District related to the Phase #4 Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Phase #4 Assessments" means the aggregate assessments shown on the Phase #4 Assessment Roll. The singular of such term means the assessment related to the Phase #4 Improvements levied against an Assessed Parcel within Phase #4 of the District as shown on the Phase #4 Assessment Roll subject to reallocation upon the subdivision of an Assessed Parcel within Phase #4 or reduction in accordance with the provisions of the Service and Assessment Plan and the PID Act.

"Phase #4 Improvements Account" means the Account of such name established pursuant to Section 6.1.

"Phase #4 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Phase #4 of the District and are described in Section

III.G of the Service and Assessment Plan and which will be acquired with the proceeds of the Bonds.

"Phase #5" means the property located within the fifth construction phase of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Phase #5 Assessment Ordinance" means Ordinance No. 2021-48 adopted by the City Council on June 8, 2021, that levied the Phase #5 Assessments on the Assessed Parcels located within Phase #5 of the District.

"Phase #5 Assessment Roll" means the assessment roll attached as Appendix K to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Phase #5 Assessments against each Assessed Parcel within Phase #5 of the District related to the Phase #5 Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Phase #5 Assessments" means the aggregate assessments shown on the Phase #5 Assessment Roll. The singular of such term means the assessment related to the Phase #5 Improvements levied against an Assessed Parcel within Phase #5 of the District as shown on the Phase #5 Assessment Roll subject to reallocation upon the subdivision of an Assessed Parcel within Phase #5 or reduction in accordance with the provisions of the Service and Assessment Plan and the PID Act.

"Phase #5 Improvements Account" means the Account of such name established pursuant to Section 6.1.

"Phase #5 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Phase #5 of the District and are described in Section III.H of the Service and Assessment Plan and which will be acquired with the proceeds of the Bonds.

"Phase #6" means the property located within the sixth construction phase of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Phase #6 Assessment Ordinance" means Ordinance No. 2022-68 adopted by the City Council on June 14, 2022, that levied the Phase #6 Assessments on the Assessed Parcels located within Phase #6 of the District.

"Phase #6 Assessment Roll" means the assessment roll attached as Appendix L to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Phase #6 Assessments against each Assessed Parcel within Phase #6 of the District related to the Phase #6 Projects, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Phase #6 Assessments" means the aggregate assessments shown on the Phase #6 Assessment Roll. The singular of such term means the assessment related to the Phase #6 Projects levied against an Assessed Parcel within Phase #6 of the District as shown on the Phase #6 Assessment Roll subject to reallocation upon the subdivision of an Assessed Parcel within Phase #6 or reduction in accordance with the provisions of the Service and Assessment Plan and the PID Act.

"Phase #6 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Phase #6 of the District and are described in Section III.I of the Service and Assessment Plan.

"Phase #6 Projects" means (i) the pro rata portion of the Additional Major Improvements allocable to Phase #6, and (ii) the Phase #6 Improvements, which are described in III.C and III.I of the Service and Assessment Plan and which will be acquired with the proceeds of the Bonds.

"Phase #6 Projects Account" means the Account of such name established pursuant to Section 6.1.

"Phase #7" means the property located within the seventh construction phase of the District and further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update.

"Phase #7 Assessment Ordinance" means Ordinance No. 2023-12 adopted by the City Council on February 14, 2023, that levied the Phase #7 Assessments on the Assessed Parcels located within Phase #7 of the District.

"Phase #7 Assessment Roll" means the assessment roll attached as Appendix M to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Phase #7 Assessments against each Assessed Parcel within Phase #7 of the District related to the Phase #7 Projects, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Phase #7 Assessments" means the aggregate assessments shown on the Phase #7 Assessment Roll. The singular of such term means the assessment related to the Phase #7 Projects levied against an Assessed Parcel within Phase #7 of the District as shown on the Phase #7 Assessment Roll subject to reallocation upon the subdivision of an Assessed Parcel within Phase #7 or reduction in accordance with the provisions of the Service and Assessment Plan and the PID Act.

"Phase #7 Improvements" means the Authorized Improvements which confer a special benefit solely to the property located within Phase #7 of the District and are described in Section III.J of the Service and Assessment Plan.

"Phase #7 Projects" means (i) the pro rata portion of the Additional Major Improvements allocable to Phase #7, and (ii) the Phase #7 Improvements, which are described in III.C and III.I of the Service and Assessment Plan and which will be acquired with the proceeds of the Bonds.

"Phase #7 Projects Account" means the Account of such name established pursuant to Section 6.1.

"Phases #2-7" means collectively, the portion of the Initial Major Improvement Area located within Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, and Phase #7 of the District against which the Special Assessments have been levied, in part, to pay for the costs of the Phases #2-7 Projects.

"Phases #2-7 Projects" means collectively, the (i) Phase #2 Improvements, (ii) Phase #3 Improvements, (iii) Phase #4 Improvements, (iv) Phase #5 Improvements, (v) Phase #6 Projects, and (vi) Phase #7 Projects which will be acquired with the proceeds of the Bonds.

"Phases #8-9" means, collectively, the property located within the eighth and ninth construction phase of the District and will be further identified and depicted in Appendix A of the Service and Assessment Plan or in any Annual Service Plan Update when an assessment is expected to be levied in the future.

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"PID Reimbursement Agreement" means the "The Lakes at Mustang Ranch Public Improvement District Reimbursement Agreement" between the City and the Landowner relating to the Bonds, dated as of January 13, 2015, which provides, in part, for the appointment, levying and collection of assessments against property within the District, the construction and maintenance of the Authorized Improvements within in the District, the issuance of bonds and other matters related thereto.

"Pledged Funds" means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Administrative Expenses and (ii) any additional revenues that the City may pledge to the payment of Bonds.

"Prepayment" means the payment of all or a portion of a Special Assessment before the due date thereof.

"Project Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of the Bonds.

"Rating Agency" means any nationally recognized securities rating agency.

"Rebate Amount" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Rebate Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the close of business on the 15th calendar day of the month (whether or not a Business Day) next preceding an Interest Payment Date.

"Redemption Fund" means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption.

"Refunded Bonds" means the Outstanding "City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project)" being refunded with the proceeds of the Bonds.

"Register" means the register specified in Article III of this Indenture.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

["Reserve Account Obligation" means, to the extent permitted by law, (i) a policy of an insurance or a surety bond, issued by an issuer of policies of insurance insuring the timely payment of debt service on governmental obligations, provided that a Rating Agency, at the time of the delivery of such credit facility, would rate the Bonds fully insured by a standard policy issued by the City of such credit facility in any one of its three highest generic rating categories for such obligations; and/or (ii) a line of credit issued by any financial institution, provided that a Rating Agency, at the time of delivery of such letter or line of credit, would rate the Bonds in any one of its three highest generic rating categories for such obligations if the letter or line of credit proposed to be issued by such financial institution secured the timely payment of the entire principal amount of the Bonds and the interest thereon.

"Reserve Account Obligation Payment" means any payment the City is obligated to make from Pledged Revenues deposited in the Reserve Account with respect to a Reserve Account Obligation.]

"Reserve Account Requirement" means 50% of the Maximum Annual Debt Service of the Bonds as of the date of issuance which shall be funded in accordance with the provisions of subsection (a) of Section 6.7 hereof; provided, however, that such amount shall be reduced by the amount of any transfers made pursuant to subsection (d) of Section 6.7; and provided further that as a result of an optional redemption pursuant to Section 4.3 or an extraordinary optional redemption pursuant to Section 4.4, the Reserve Account Requirement shall be reduced by a percentage equal to the pro rata principal amount of Bonds redeemed by such redemption compared to the total principal amount of the Outstanding Bonds prior to such redemption or as otherwise provided in a City Certificate delivered in connection with the redemption of such Bonds. As of the date of delivery of the Bonds, the Reserve Account Requirement is [$_____].

"Reserve Fund" means that fund established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the document, including the Special Assessment Rolls, as amended, which is attached as Exhibit ___ to the Bond Ordinance, and which replaces any previously approved Service and Assessment Plan in connection with the Refunded Bonds, including any annual updates thereto.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the portion of the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Special Assessment Rolls" means, collectively, the (i) Initial Major Improvement Area Assessment Roll, (ii) Phase #2 Assessment Roll, (iii) Phase #3 Assessment Roll, (iv) Phase #4 Assessment Roll, (v) Phase #5 Assessment Roll, (vi) Phase #6 Assessment Roll and (vii) Phase #7 Assessment Roll.

"Special Assessments" means, collectively, the (i) Initial Major Improvement Area Assessments, in the aggregate amounts shown on the Initial Major Improvement Area Assessment Roll, (ii) Phase #2 Assessments, in the aggregate amounts shown on the Phase #2 Assessment Roll, (iii) Phase #3 Assessments, in the aggregate amounts shown on the Phase #3 Assessment Roll, (iv) Phase #4 Assessments, in the aggregate amounts shown on the Phase #4 Assessment Roll, (v) Phase #5 Assessments, in the aggregate amounts shown on the Phase #5 Assessment Roll, (vi) Phase #6 Assessments, in the aggregate amounts shown on the Phase #6 Assessment Roll and (vii) Phase #7 Assessments, in the aggregate amounts shown on the Phase #7 Assessment Roll.

"Stated Maturity" means the date the Bonds, or any portion of the Bonds, as applicable are scheduled to mature without regard to any redemption or prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is greater than or equal to 10% of the Outstanding principal amount of such Bonds.

"Supplemental Indenture" means an indenture which has been duly executed by the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized or permitted hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for Federal income tax purposes.

"Trust Estate" means the Trust Estate described in the granting clauses of this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds.

Section 1.2. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Indenture are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or redemption price of and the interest on all the Bonds at the times and in the manner stated in the Bonds, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is necessary, useful or convenient in order to better secure the Bonds and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Purpose.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owner, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended, and Chapter 1207, Texas Government Code, as amended. The Bonds shall be issued in the aggregate principal amount of $_____ for the purpose of (i) refunding the Refunded Bonds, (ii) paying a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects; (iii) funding a reserve fund for payment of principal and interest on the Bonds, and (iv) paying the costs of issuing the Bonds.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated February 27, 2025 (the "Bond Date") and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons. The Bonds shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) Interest shall accrue and be paid on each Bond from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for, at the rate per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 1 and September 1 of each year, commencing September 1, 2025 computed on the basis of a 360-day year of twelve 30-day months.

(c) The Bonds shall mature on September 1, in the years and in the principal amounts and shall bear interest as set forth below:

Year	Principal Amount ($)	Interest Rate (%)

(d) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in **Exhibit A** to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery to the Trustee of:

(a) a certified copy of the Initial Major Improvement Area Assessment Ordinance;

(b) a certified copy of the Phase #2 Assessment Ordinance;

(c) a certified copy of the Phase #3 Assessment Ordinance;

(d) a certified copy of the Phase #4 Assessment Ordinance;

(e) a certified copy of the Phase #5 Assessment Ordinance;

(f) a certified copy of the Phase #6 Assessment Ordinance;

(g) a certified copy of the Phase #7 Assessment Ordinance;

(h) a certified copy of the Bond Ordinance;

(i) a copy of this Indenture executed by the Trustee and the City;

(j) an executed CPA Certificate;

(k) an executed copy of the PID Reimbursement Agreement; and

(l) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the Purchaser to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond shall be paid to the Owner of such Bond on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds no longer holds such office before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, duly authenticated by manual or electronic execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, included in the form of Bond attached hereto as Exhibit A, manually or electronically executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that such Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one Initial Bond representing the entire principal amount of all Bonds, payable in stated installments to the Purchaser, or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all Bonds for such maturity, registered in the name of Cede & CO., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond is registered on the relevant Record Date) and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and bearing the same interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds transferred or exchanged in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such transferred Bond is delivered.

(e) Each exchange Bond delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such exchange Bond is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond or portion thereof called for redemption prior to maturity within 45 days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond redeemed in part.

Section 3.8. Cancellation.

All Bonds paid or redeemed before scheduled maturity in accordance with this Indenture, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's request, the Trustee shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in the Authorized Denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the Applicable Laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the Trustee to save them and the City harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond, if a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11. Book-Entry Only System.

The Bonds shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date the definitive Bonds shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Indenture to the contrary, the City, the

Trustee and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a Bond certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the word "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the rules and procedures of DTC or in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds maturing on September 1 in each of the years 20__ and 20__ (the "Term Bonds") are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

(b) At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section, the Trustee shall select a principal amount of Term Bonds of such maturity equal to the Sinking Fund Installment amount of such Term Bonds to be redeemed, in accordance with Section 4.5(b), shall call such Term Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Term Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Term Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Term Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Term Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Term Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20___, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20___, such redemption date or dates to be fixed by the City, at the Redemption Price.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed including accrued interest to the date of redemption from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) or any other transfers to the Redemption Fund under the terms of this Indenture or as a result of unexpended amounts transferred from the Project Fund pursuant to the terms of this Indenture.

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by dividing the principal amount of such Bond by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion may be issued.

(b) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of the Bonds are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro-rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds or Bond, as applicable, shall be redeemed in the inverse order of maturity.

(e) Upon surrender of any Bond for redemption in part, the Trustee in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds are in book-entry-only form and held by DTC as the securities depository, Owner means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Section 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price

of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds to be redeemed on such date by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the Redemption Price on such Bond to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price are on deposit with the Trustee; thereafter, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS

Section 5.1. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds, (i) shall be substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel or evidence of insurance) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

(e) A statement relating to a municipal bond insurance policy or surety policy, if any, to be issued for the Bonds may be printed on or attached to each Bond.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services managed by S&P Global Market Intelligence on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect as regards the legality thereof and neither the City, the Trustee or the attorneys approving said Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds. The Trustee may include in any redemption notice a statement to the effect that the CUSIP numbers on the Bonds have been assigned by an independent service and are included in such notice solely for the convenience of the Owners of the Bonds and that neither the City nor the Trustee shall be liable for any inaccuracies of such numbers.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond over the certification of the City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund; and

(vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Account is hereby created and established under the Bond Fund:

(A) Principal and Interest Account.

(ii) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(iii) The following Accounts are hereby created and established under the Project Fund:

(A) Bond Proceeds Account;

(B) Phase #2 Improvements Account;

(C) Phase #3 Improvements Account;

(D) Phase #4 Improvements Account;

(E) Phase #5 Improvements Account

(F) Phase #6 Projects Account;

(G) Phase #7 Projects Account;

(H) Initial Major Improvements Projects Account; and

(I) Costs of Issuance Account.

(iv) The following Account is hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account.

(c) Each Fund and Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds.

(d) Except as provided in Section 6.10(f) hereof, interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

(e) The Trustee may, from time to time, upon written direction from the City pursuant to a City Certificate, create additional Funds or Accounts hereunder as may be necessary for the receipt and application of the Assessment Revenues, to facilitate the payment or redemption of the Bonds.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds, [including reoffering premium/less initial offering discount,] and moneys transferred from accounts previously created in the indenture authorizing the Refunded Bonds, less amounts used to purchase the municipal bond insurance policy and the Reserve Account Obligation, totaling $_____ shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(i) to the Costs of Issuance Account of the Project Fund: $_____;

(ii) to the Bond Proceeds Account of the Project Fund: $_____;

(iii) to the Phase #2 Improvements Account of the Project Fund: $_____;

(iv) to the Phase #3 Improvements Account of the Project Fund: $_____;

(v) to the Phase #4 Improvements Account of the Project Fund: $_____;

(vi) to the Phase #5 Improvements Account of the Project Fund: $_____;

(vii) to the Phase #6 Projects Account of the Project Fund: $_____;

(viii) to the Phase #7 Projects Account of the Project Fund: $_____;

(ix) to the Initial Major Improvement Projects Account of the Project Fund: $_____;

(x) to the Principal and Interest Account of the Bond Fund: $_____;

(xi) to the Reserve Account of the Reserve Fund: $_____; and

(xii) to the Additional Interest Reserve Account of the Reserve Fund: $_____.

Section 6.3. Pledged Revenue Fund.

(a) On or before February 15 of each year while the Bonds are Outstanding and beginning February 15, 2025, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited to the Pledged Revenue

Fund, the City shall deposit or cause to be deposited the Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement in accordance with Section 6.7 hereof, (iii) third, to the Additional Interest Reserve Account in an amount equal to the Additional Interest collected, if any, in accordance with Section 6.7(b) hereof, and (iv) fourth, to pay other costs permitted by the PID Act, including paying costs related to the Phases #2-7 Projects and the Initial Major Improvement Projects.

(b) From time to time as needed to pay the obligations relating to the Bonds, but no later than five (5) Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account of the Pledged Revenue Fund and transfer to the Principal and Interest Account of the Bond Fund, an amount, taking into account any amounts then on deposit in the Principal and Interest Account of the Bond Fund, such that the amount on deposit in the Principal and Interest Account of the Bond Fund equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from an Account within the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Principal and Interest Account of the Bond Fund first to the payment of interest, and, then to the payment of principal (including any Sinking Fund Installments) on the Bonds.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an Account of the Reserve Fund, the Trustee, at the direction of the City by City Certificate, may apply Special Assessments for any lawful purposes permitted by the PID Act for which Special Assessments may be paid, including making transfers to the Redemption Fund to redeem Bonds in accordance with the terms hereof.

(g) Any Pledged Revenues remaining after satisfying the foregoing payments shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Principal and Interest Account of the Bond Fund and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds.

(b) If amounts in the Principal and Interest Account of the Bond Fund are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in accordance with Section 6.7(f) hereof. Amounts so withdrawn from the Reserve Fund shall be deposited in the Principal and Interest Account of the Bond Fund and transferred to the Paying Agent/Registrar.

Section 6.5. Project Fund.

(a) Money on deposit in the Project Fund shall be used for the purposes specified in Section 3.1 hereof. Money on deposit in the Phase #2 Improvements Account of the Project Fund shall only be used to pay Actual Costs of the Phase #2 Improvements. Money on deposit in the Phase #3 Improvements Account of the Project Fund shall only be used to pay Actual Costs of the Phase #3 Improvements. Money on deposit in the Phase #4 Improvements Account of the Project Fund shall only be used to pay Actual Costs of the Phase #4 Improvements. Money on deposit in the Phase #5 Improvements Account of the Project Fund shall only be used to pay Actual Costs of the Phase #5 Improvements. Money on deposit in the Phase #6 Projects Account of the Project Fund shall only be used to pay Actual Costs of the Phase #6 Projects. Money on deposit in the Phase #7 Projects Account of the Project Fund shall only be used to pay Actual Costs of the Phase #7 Projects. Money on deposit in the Initial Major Improvement Projects Account of the Project Fund shall only be used to pay Actual Costs of the Initial Major Improvement Projects.

(b) On the Closing Date, the moneys in the Bond Proceeds Account shall be immediately transferred by the Trustee to the paying agent/registrar for the Refunded Bonds to be applied towards the defeasance of the Refunded Bonds, as set forth in the indenture authorizing the Refunded Bonds. Once all of the funds deposited into the Bond Proceeds Account have been transferred to the paying agent/registrar for the Refunded Bonds, the Bond Proceeds Account of the Project Fund shall be closed.

(c) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to one or more City Certificates.

(d) Disbursements from (i) the Phase #2 Improvements Account of the Project Fund to pay Actual Costs of Phase #2 Improvements, (ii) the Phase #3 Improvements Account of the Project Fund to pay Actual Costs of Phase #3 Improvements, (iii) the Phase #4 Improvements Account of the Project Fund to pay Actual Costs of Phase #4 Improvements, (iv) the Phase #5 Improvements Account of the Project Fund to pay Actual Costs of Phase #5 Improvements, (v) the Phase #6 Projects Account of the Project Fund to pay Actual Costs of Phase #6 Projects, (vi) the Phase #7 Projects Account of the Project Fund to pay Actual Costs of Phase #7 Projects and/or the (vi) the Initial Major Improvement Projects Account of the Project Fund to pay Actual Costs of Initial Major Improvement Projects, shall each be made by the Trustee upon receipt by the Trustee of either a properly executed and completed Certification for Payment or written direction from the City or its designee approving the disbursement to the Developer or the

Developer's designee. The disbursement of funds from the Phase #2 Improvements Account, the Phase #3 Improvements Account, the Phase #4 Improvements Account, the Phase #5 Improvements Account, the Phase #6 Projects Account, the Phase #7 Projects Account and/or the Initial Major Improvement Projects Account shall be pursuant to and accordance with the disbursement procedures described in the PID Reimbursement Agreement or as provided in such written direction. Such provisions and procedures related to such disbursement contained in the PID Reimbursement Agreement, and no other provisions of the PID Reimbursement Agreement, are herein incorporated by reference and deemed set forth herein in full.

(e) If the City Representative determines in his or her sole discretion that amounts then on deposit in the Phase #2 Improvements Account, Phase #3 Improvements Account, Phase #4 Improvements Account, Phase #5 Improvements Account, Phase #6 Projects Account, Phase #7 Projects Account and/or Initial Major Improvement Projects Account, are not expected to be expended for respective purposes of such Account of the Project Fund due to the abandonment, or constructive abandonment, of the respective set of Authorized Improvements such that, in the opinion of the City Representative, it is unlikely that the amounts in the Phase #2 Improvements Account, Phase #3 Improvements Account, Phase #4 Improvements Account, Phase #5 Improvements Account, Phase #6 Projects Account, Phase #7 Projects Account and/or Initial Major Improvement Projects Account will ever be expended for the purposes of such Account, the City Representative shall file a City Certificate with the Trustee which identifies the amounts then on deposit in the Phase #2 Improvements Account, Phase #3 Improvements Account, Phase #4 Improvements Account, Phase #5 Improvements Account, Phase #6 Projects Account, Phase #7 Projects Account and/or the Initial Major Improvement Projects Account, as applicable, that are not expected to be used for purposes of the such Account. If such City Certificate is so filed, the amounts on deposit in the applicable Account shall be transferred to the Redemption Fund to redeem Bonds on the earliest practicable date after notice of redemption has been provided in accordance with the Indenture.

(f) Upon the filing of a City Certificate stating that all Phase #2 Improvements have been completed and that all Actual Costs of the Phase #2 Improvements have been paid, or that any such Actual Costs of the Phase #2 Improvements are not required to be paid from the Phase #2 Improvements Account of the Project Fund pursuant to a Certification for Payment, or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Phase #2 Improvements Account of the Project Fund to the Principal and Interest Account of the Bond Fund and (ii) shall close the Phase #2 Improvements Account of the Project Fund. Upon the filing of a City Certificate stating that all Phase #3 Improvements have been completed and that all Actual Costs of the Phase #3 Improvements have been paid, or that any such Actual Costs of the Phase #3 Improvements are not required to be paid from the Phase #3 Improvements Account of the Project Fund pursuant to a Certification for Payment, or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Phase #3 Improvements Account of the Project Fund to the Principal and Interest Account of the Bond Fund and (ii) shall close the Phase #3 Improvements Account of the Project Fund. Upon the filing of a City Certificate stating that all Phase #4 Improvements have been completed and that all Actual Costs of the Phase #4 Improvements have been paid, or that any such Actual Costs of the Phase #4 Improvements are not required to be paid from the Phase #4 Improvements Account of the Project Fund pursuant to a Certification for Payment, or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Phase #4 Improvements Account of the Project Fund to the Principal and Interest Account of the Bond Fund and (ii) shall close the Phase #4 Improvement Account of the Project Fund. Upon the filing of a City Certificate stating that all Phase #5 Improvements have been

completed and that all Actual Costs of the Phase #5 Improvements have been paid, or that any such Actual Costs of the Phase #5 Improvements are not required to be paid from the Phase #5 Improvements Account of the Project Fund pursuant to a Certification for Payment, or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Phase #5 Improvements Account of the Project Fund to the Principal and Interest Account of the Bond Fund and (ii) shall close the Phase #5 Improvements Account of the Project Fund. Upon the filing of a City Certificate stating that all Phase #6 Projects have been completed and that all Actual Costs of the Phase #6 Projects have been paid, or that any such Actual Costs of the Phase #6 Projects are not required to be paid from the Phase #6 Projects Account of the Project Fund pursuant to a Certification for Payment, or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Phase #6 Projects Account of the Project Fund to the Principal and Interest Account of the Bond Fund and (ii) shall close the Phase #6 Projects Account of the Project Fund. Upon the filing of a City Certificate stating that all Phase #7 Projects have been completed and that all Actual Costs of the Phase #7 Projects have been paid, or that any such Actual Costs of the Phase #7 Projects are not required to be paid from the Phase #7 Projects Account of the Project Fund pursuant to a Certification for Payment, or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Phase #7 Projects Account of the Project Fund to the Principal and Interest Account of the Bond Fund and (ii) shall close the Phase #7 Projects Account of the Project Fund. Upon the filing of a City Certificate stating that all Initial Major Improvement Projects have been completed and that all Actual Costs of the Initial Major Improvement Projects have been paid, or that any such Actual Costs of the Initial Major Improvement Projects are not required to be paid from the Initial Major Improvement Projects Account of the Project Fund pursuant to a Certification for Payment, or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Initial Major Improvement Projects Account of the Project Fund to the Principal and Interest Account of the Bond Fund and (ii) shall close the Initial Major Improvement Projects Account of the Project Fund. If the Phase #2 Improvements Account, the Phase #3 Improvements Account, the Phase #4 Improvements Account, the Phase #5 Improvements Account, the Phase #6 Projects Account, the Phase #7 Projects Account and the Initial Major Improvement Projects Account have each been closed pursuant to the provisions of this Section and the Cost of Issuance Account of the Project Fund has been closed pursuant to the provisions of Section 6.5(g), the Project Fund shall be closed.

(g) Not later than 6 months following the Closing Date or upon an earlier determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

(h) In making the determination pursuant to this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Pledged Revenue Fund an amount sufficient to redeem Bonds as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds as provided in Article IV.

Section 6.7. Reserve Fund.

(a) At the Closing Date, the Reserve Account shall be funded as set forth in Section 6.2 above. The City agrees with the Owners of the Bonds to accumulate, and when accumulated maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement, which amount may be funded with cash, Investment Securities, and/or a Reserve Account Obligation, except to the extent such deficiency is due to the application of Section 6.7(d) hereof. Upon initial delivery of the Bonds, the Reserve Account Requirement will be funded 50% from the proceeds of the Bonds or cash available for such purpose, as described in Section 6.2 hereof, and 50% with a Reserve Account Obligation. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Bond Fund or the Redemption Fund as provided in this Indenture.

(b) At the Closing Date, the Additional Interest Reserve Account shall be funded as set forth in Section 6.2 above. If the amount on deposit in the Additional Interest Reserve Account shall at any time, be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall file a City Certificate with the Trustee instructing the Trustee to transfer from the Bond Pledged Revenue Account to the Additional Interest Reserve Account on March 1 and September 1 of each year, an amount equal to the Additional Interest collected, if any, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If, after such deposits, there is surplus Additional Interest remaining in excess of the Additional Interest Reserve Requirement, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. Notwithstanding the foregoing, the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture, and the Additional Interest Reserve Requirement shall be reduced, accordingly. In the event the Additional Interest Reserve Requirement is reduced in accordance with the above provisions, the City will notify the Trustee, by a City Certificate, of the new Additional Interest Reserve Requirement. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the Annual Installments as shown on the Special Assessment Rolls in the Service and Assessment Plan or an Annual Service Plan Update, unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of said funds.

(d) Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of the Bonds to be redeemed with such Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal

amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayment toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate, as a result of such Prepayment and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account (including the value of the cash together with the value of any Reserve Account Obligation and/or Investment Securities then on deposit in the Reserve Account) exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Principal and Interest Account of the Bond Fund to be used for the payment of debt service on the Bonds on the next Interest Payment Date in accordance with Section 6.4 hereof, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, or (ii) for such other use specified in a City Certificate (including reducing the face amount of any Reserve Account Obligation) if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on the Bond.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and, second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency. If the City is required to make a withdrawal from the Reserve Account, the City shall promptly notify the provider of any Reserve Account Obligation of the necessity for such withdrawal, and shall make such withdrawal first from available cash or Investment Securities then on deposit in the Reserve Account and next from a drawing under any Reserve Account Obligation to the extent of such deficiency. In the event there is a draw upon the Reserve Account Obligation, the City shall reimburse the provider of such Reserve Account Obligation for such draw from Pledged Revenues available for such purpose and in accordance with the terms of any agreement or commitment pursuant to which the Reserve Account Obligation is used; provided, however, that such reimbursement from the available Pledged Revenues shall be subordinate and junior in right to the Owners' right to the payment of principal of and interest on the then Outstanding Bonds.

(g) At the final maturity of the Bonds, the amount on deposit in the Reserve Account and the Additional Interest Reserve Account shall be transferred to the Principal and Interest Account of the Bond Fund and applied to the payment of the principal of the Bonds.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f), the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amount held in the Bond Fund and Redemption Fund is sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

(j) In the event the City is required to make a Reserve Account Obligation payment, funds on deposit in the Reserve Account may be used for such purpose. Reimbursements to the provider, if any, of a Reserve Account Obligation shall constitute the payment for a deficiency in the Reserve Account to the extent that such reimbursements result in the reinstatement, in whole or in part, as the case may be of the amount of the Reserve Account Obligation.

(k) The City may at any time deposit, supplement, replace or substitute a Reserve Account Obligation for cash or Investment Securities on deposit in the Reserve Account or in substitution for or replacement of any existing Reserve Account Obligation, provided that the deposit, supplement, replacement or substitution of the Reserve Account Obligation will not, in and of itself, cause any ratings then assigned to the Bonds by any Rating Agency to be lowered.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated "City of Celina, Texas, Rebate Fund" (the "Rebate Fund") to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts due the United States Government relating to the Bonds, in accordance with the Code.

(b) In order to assure that Rebate Amount is paid to the United States rather than to a third party, investments of funds on deposit in the Rebate Fund shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section (including investment of amounts in the Rebate Fund) and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the Administrative Fund the amounts collected each year to pay the Administrative Expenses and Delinquent Collection Costs.

(b) Moneys in the Administrative Fund shall be held by the Trustee separate and apart from the other Funds created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

(c) The Administrative Fund shall not be part of the Trust Estate and shall not be security for the Bonds.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two (2) days in advance of the making of such investment. The money in any Fund or Account shall be invested (i) in time deposits or certificates of deposit secured in the manner required by law for public funds, (ii) in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, (iii) in obligations of any agencies or instrumentalities thereof, or (iv) in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be directed by the City to be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Such investments shall be valued each year in terms of current market value as of September 30. Notwithstanding the preceding sentences, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, upon written direction by the City to the Trustee, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate and to ensure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not

incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements for such month which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(h) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Special Assessments.

The City hereby confirms, covenants, and agrees that the Special Assessments to be collected from the Assessed Property are as so reflected in the Service and Assessment Plan (as it may be updated from time to time) and, in accordance with the respective assessment ordinance, it has levied the Special Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Special Assessments.

(a) For so long as any Bonds are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Special Assessments to be collected and the liens thereof enforced continuously, in the manner

and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Special Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Special Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than bonds issued to refund all or a portion of the Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

(b) So long as Bonds are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and bonds issued to refund all or a portion of the Bonds secured by any pledge of or other lien or charge on the Trust Estate or other property pledged under this Indenture, other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds or any interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Special Assessments. The Trustee and Owner or Owners of any Bonds or any duly authorized agent or agents of such Owners shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee, such Owner or duly authorized representative, as applicable. The City shall provide the Trustee, such Owner or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds during the City's regular business hours and on a mutually agreeable date not later than 30 days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

"*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the Purchaser against payment therefor.

"Code" means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"Computation Date" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Gross Proceeds" means any proceeds as defined in section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in section 1.148-1(c) of the Regulations, of the Bonds.

"Investment" has the meaning set forth in section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

"Regulations" means any proposed, temporary or final Income Tax Regulations issued pursuant to sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Bonds:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds (including property financed with Gross Proceeds of the Refunded Bonds), and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds (including property financed with Gross Proceeds of the Refunded Bonds), other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Special Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of section 1.141-5(d) of the Regulations on the date the Bonds are delivered and will ensure that the Special Assessments continue to meet such requirements for so long as the Bonds are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the funds or subaccounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, 100% of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, 90% of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within 180 days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if

the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, Finance Director, or City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Bonds, in the Tax Certificate or similar or other appropriate certificate, form or document.

(k) Bonds Not Hedge Bonds.

(i) At the time the Refunded Bonds were issued, the City reasonably expected to spend at least 85% of the spendable proceeds of the Refunded Bonds within three years after the Refunded Bonds were issued.

(ii) Not more than 50% of the proceeds of the Refunded Bonds were invested in Nonpurpose Investments having a substantially guaranteed Yield for a period of four (4) years or more.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds, or as to the existence of a default or event of default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds, the respective assessment ordinances, the Bond Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Administrative Expenses) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond

Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Pledged Revenues or the amounts collected to pay Administrative Expenses on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector or City Manager or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent/Registrar for and in respect to the Bonds.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified, to the extent permitted by law, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability

except as a consequence of its own negligence or willful misconduct; provided, however, the Trustee may not request or require indemnification as a condition to making any deposits, payments, or transfers when required hereunder, or delivering any notice when required hereunder. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may make transfers from the District Administration Account of the Administrative Fund, and to the extent money in the District Administration Account is insufficient, from the Pledged Revenue Fund to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Outstanding hereunder.

Section 9.3. Responsibilities of the Trustee.

The recitals contained in this Indenture and in the Bonds shall be taken as the statements of the City and the Trustee assumes no responsibility for the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of any offering documents, this Indenture, or the Bonds or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture. No implied covenants or obligations shall be read into this Indenture against the Trustee.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City. In no event shall the Trustee be liable for incidental, indirect, special or consequential damages in connection with or arising from this Indenture for the existence, furnishing or use of the Phases #2-7 Projects or the Initial Major Improvement Projects.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the holders of at least a majority of the aggregate principal amount of Bonds then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his own affairs.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may rely upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City

shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds and may join in any action that any Owner of Bonds may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate outstanding principal amount of the Bonds.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor.

Section 9.9. Removal of Trustee.

The Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) the City, so long as the City is not in default under this Indenture. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate Outstanding principal of the Bonds.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least 25% of the aggregate outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds, in accordance with the immediately preceding paragraph.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds and each of the Owners of the Bonds.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or

consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

If necessary, the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"), in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC.

Section 9.14. Accounts, Periodic Reports and Certificates.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 9.15. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Indenture, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds, or with the written consent without a meeting, of the Owners of at least 51% of the aggregate principal amount of the Bonds then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of or the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by Applicable Laws or this Indenture), or (iii) reduce the percentage of the Owners of Bonds required for the amendment hereof. Any such amendment may not modify any of the rights or obligations of the Trustee without its written consent.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds; and

(iv) to provide for the issuance of bonds issued to refund all or a portion of the Bonds, as set forth in Section 13.2; and

(v) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds.

(c) Any such modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement (i) is permitted under Applicable Laws and the provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect, without the consent of the Owners; provided, however, that issuance of bonds issued to refund all or a portion of the Bonds in accordance with the provisions of Section 13.2 hereof are each deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof, and to fix and adopt rules and regulations for the conduct of said meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such

Supplemental Indenture, together with a request to Owners for their consent thereto, which Supplemental Indenture shall be mailed by first-class mail, by the Trustee to each Owner of Bonds from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Such Supplemental Indenture shall not become effective (except as provided in Section 10.1(c)) unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such sixty day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation to take or refrain from taking any such action and the Trustee shall have no liability with respect to any action taken or any instance of inactions.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.

The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 10.6. Amendatory Endorsement of Bonds.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds held by such Owner, provided that due notation thereof is made on such Bonds.

Section 10.7. Waiver of Default.

With the written consent of at least a majority of the Owners in aggregate principal amount of the Bonds then Outstanding, the Owners may waive non-compliance by the City with certain past defaults under the Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners.

Section 10.8. Execution of Supplemental Indenture

In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall receive, and shall be fully protected in relying upon, an opinion of counsel addressed and delivered to the Trustee and the City stating that the execution of such Supplemental Indenture is permitted by and in compliance with this Indenture. The Trustee may, but shall not be obligated to, enter into any such Supplemental Indenture which affects the Trustee's own rights, duties and immunities under this Indenture.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an "Event of Default," to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Special Assessments including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided however that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make such payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if such provision is in violation of any applicable federal or state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1 the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL OF AND INTEREST ON THE BONDS, AS APPLICABLE, SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of and whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the

Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of at least 25% of the aggregate principal amount of the Bonds then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including its counsel), liabilities, and advances incurred or made by the Trustee and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, shall be applied by the Trustee, on behalf of the City, to the payment of interest, and principal or Redemption Price then due on Bonds, as follows:

> FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and
>
> SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners

in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds shall bind all future Owners of the same Bonds in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds.

Bonds owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds provided for in this Indenture, and the City shall not be entitled with respect to such Bonds to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate outstanding principal of the Bonds shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii) that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Trust Estate is and will remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Special Assessments and any other amounts pledged to the payment of the Bonds to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Books of Record – Accounts.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances, transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on any portion of the Trust Estate and are not payable from Pledged Revenues or any other portion of the Trust Estate. Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from Pledged Revenues or assessments levied against the Assessed Property so long as such pledge is subordinate to the pledge of Pledged Revenues securing payment of the Bonds.

(b) Other than bonds issued to refund all or a portion of the Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omitted to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) The City reserves the right to issue or incur Additional Obligations to finance the cost of future improvements specifically benefitting property in Phases #8-9 of the District as the development proceeds. Such Additional Obligations for Phases #8-9 will be secured by separate assessments levied on the assessed property within Phases #8-9. The City may, but is under no obligation to, issue or incur Additional Obligations, for any purpose permitted by the PID Act.

(d) Notwithstanding any contrary provision of this Indenture, the City shall not issue additional bonds, notes or other obligations under this Indenture, secured by any pledge of or other lien or charge on the Trust Estate, other than refunding bonds. The City reserves the right to issue refunding bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding refunding bonds and to pay all costs incident to the refunding bonds, as authorized by the laws of the State of Texas. In addition, the City reserves

the right to issue Additional Obligations as described above, which additional obligations will not be secured by the Trust Estate.

(e) Notwithstanding anything to the contrary herein, no bond issued to refund all or a portion of the Bonds or the subordinate obligations described by Section 13.2(a) above may be issued by the City unless: (1) the principal (including any principal amounts to be redeemed on a mandatory sinking fund redemption date) of such refunding bonds or subordinate obligations are scheduled to mature on September 1 of the years in which principal is scheduled to mature, and (2) the interest on such refunding bonds or subordinate obligations is scheduled to be paid on March 1 and September 1 of the years in which interest is scheduled to be paid.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that the principal of and interest on the Bonds has been paid so that the City may determine if the Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the Funds and Accounts held hereunder to the Person entitled hereunder to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Deemed Paid.

All Outstanding Bonds shall prior to the Stated Maturity or redemption date thereof be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose shall be sufficient to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other authorized third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds to become due on such

Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency, then publishing a rating on the Bonds, that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be telexed, cabled, delivered by hand or mailed by first-class mail, postage prepaid, or transmitted by facsimile or e-mail (subject to paragraph (b) below) and addressed as follows:

If to the City:	City of Celina, Texas 142 North Ohio Street Celina, Texas 75009 Attn: City Manager
If to the Trustee or the Paying Agent/Registrar:	U.S. Bank Trust Company, National Association 111 Filmore Avenue East St. Paul, Minnesota 55107 Attn: Bond Operations

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system

specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

(c) The Trustee shall mail to each Owner of a Bond notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Outstanding.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and

premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original.

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Section 15.11. Municipal Bond Insurance and Reserve Account Surety Policy.

The provisions relating to (i) the municipal bond insurance policy with respect to the Bonds and (ii) the reserve fund surety policy being deposited into the Reserve Account as a Reserve Account Obligation, being issued by _____, are set forth in Exhibit B hereto, and such provisions are incorporated herein by reference. The reserve fund surety policy is a credit agreement as described in Section 1371.001(1), Texas Government Code, and the City is authorized to and is entering into said credit agreement with _____ pursuant to Section 1371.056, Texas Government Code.

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF CELINA, TEXAS

By: _____,
Mayor

ATTEST:

By: _____,
City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

FORM OF BOND

(a) Form of Bond

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED REGISTERED

No. _____ $_____

United States of America
State of Texas

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING
AND IMPROVEMENT BOND, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	_____	_____	_____

The City of Celina, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 1 and September 1 of each year, commencing September 1, 2025, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture, defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust office in Dallas, Texas (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the 15th calendar day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated February 27, 2025 and issued in the aggregate principal amount of $_____ and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of February 1, 2025 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) refunding the Refunded Bonds, (ii) paying a portion of the Actual Costs of the Phases #2-7 Projects and the Initial Major Improvement Projects; (iii) funding a reserve fund for payment of principal and interest on the Bonds, and (iv) paying the costs of issuing the Bonds.

The Bonds are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $5,000 and any multiple of $1,000 in excess thereof, except as otherwise provided in the Indenture.

The Bonds are subject to sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at a price equal to the principal amount thereof plus accrued and unpaid interest thereon to the date set for redemption from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__ *	

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__

September 1, 20__ *

*Stated Maturity

Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	

September 1, 20__

September 1, 20__ *

_____
*Stated Maturity

At least 45 days prior to each mandatory sinking fund redemption date and subject to any prior reduction authorized by the Indenture, the Trustee shall select in accordance with the terms of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions appearing below and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20__, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, and in an amount and on any date specified in a City Certificate, at a Redemption Price equal to the principal amount of the Bonds called for redemption, plus accrued and unpaid interest to the date fixed for redemption from amounts on deposit in the Redemption Fund as a result of Prepayments and other transfers to the Redemption Fund in accordance with the provisions of the Indenture.

If less than all of the Bonds are redeemed pursuant to the mandatory sinking fund redemption, optional redemption or extraordinary optional redemption provisions, the Bonds to be redeemed shall be selected in accordance with the terms of the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding

are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption or extraordinary optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state that the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the Owners of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the Owners of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the Owner of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such Owner and upon all future Owners thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Additional Obligations and bonds issued to refund all or a portion of the Bonds on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF CELINA, TEXAS OR THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____
Mayor, City of Celina, Texas

_____
City Secretary, City of Celina, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office an opinion to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

The following Certificate of Trustee shall appear on the definitive Bonds:

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a), (b), and (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below" and the reference to the "CUSIP NUMBERS" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Amount ($) Interest Rate (%)"

(Information to be inserted from Section 3.2(b) hereof); and

(iii) the Initial Bond shall be numbered T-1.

EXHIBIT B

MUNICIPAL BOND INSURANCE AND RESERVE FUND SURETY PROVISIONS

EXHIBIT B

BOND PURCHASE AGREEMENT

$34,084,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND
IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

BOND PURCHASE AGREEMENT

January 14, 2025

City of Celina, Texas
142 N. Ohio St.
Celina, Texas 75009

Ladies and Gentlemen:

The undersigned, FMSbonds, Inc. (the "Underwriter"), offers to enter into this Bond Purchase Agreement (this "Agreement") with the City of Celina, Texas (the "City"), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City.

All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein), between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds (defined herein), and the Official Statement (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $34,084,000 aggregate principal amount of the "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" (the "Bonds"), at a purchase price of $_____ (representing the aggregate principal amount of the Bonds, plus an original reoffering premium of $_____, and less an Underwriter's discount of $_____).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a "municipal advisor" (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather

is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's length commercial transaction between the City and the Underwriter, (ii) in connection with the discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial, and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board ("MSRB"), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of proceeds of the Bonds and the construction of the Initial Major Improvement Projects and the Phases #2-7 Projects financed with the Bonds and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary, and will not be assuming an advisory or fiduciary responsibility in favor, of the City.

The Bonds shall be dated as of the Closing Date, and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on February 27, 2025 (or such other date as may be agreed to by the City and the Underwriter) (the "Closing Date").

2. Authorization Instruments and Law. The Bonds were authorized by the Bond Ordinance enacted by the City Council of the City (the "City Council") on January 14, 2025, and shall be issued pursuant to the provisions of the PID Act, and the Indenture of Trust, dated as of February 1, 2025, between the City and the Trustee (the "Indenture"). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the Trust Estate, consisting primarily of the Special Assessments levied pursuant to the Initial Major Improvement Area Assessment Ordinance, the Phase #2 Assessment Ordinance, the Phase #3 Assessment Ordinance, the Phase #4 Assessment Ordinance, the Phase #5 Assessment Ordinance, the Phase #6 Assessment Ordinance, and the Phase #7 Assessment Ordinance (collectively, the "Special Assessment Ordinances") against the Assessed Property, all to the extent and upon the conditions described in the Indenture. The District was established by a resolution (the "Creation Resolution"), enacted by the City Council on March 10, 2008, in accordance with the PID Act. The Service and Assessment Plan for the District was initially approved on January 13, 2015, and was most recently updated on January 14, 2025, in connection with the issuance of the Bonds. The Creation Resolution, the Special Assessment Ordinances, the Bond Ordinance, and the Indenture are collectively referred to herein as the "Authorizing Documents."

The Bonds shall be as described in Schedule I attached hereto, the Indenture, and the Official Statement. The proceeds of the Bonds shall be used for the purposes described in the Official Statement under "PLAN OF FINANCE – The Bonds" and shall be generally applied as described in the Official Statement under "SOURCES AND USES OF FUNDS."

A portion of the proceeds of the Bonds and certain other funds of the City, if any, shall be deposited with U.S. Bank Trust Company, National Association, as paying agent for the Refunded Bonds (the "Refunded Bonds Paying Agent"), which deposit, together with any City contribution shall be sufficient to pay the principal of and interest on the Refunded Bonds when due at stated maturity or prior redemption, as applicable.

3. Public Offering. The Underwriter agrees to make a bona fide public offering of all of the Bonds in accordance with Section 4 hereof. On or before the third (3rd) Business Day prior to the Closing Date, the Underwriter shall execute and deliver to Bond Counsel the Issue Price Certificate (defined herein), in substantially the form attached hereto as Appendix B.

4. Establishment of Issue Price.

a. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before the third (3rd) Business Day prior to the Closing Date an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B (the "Issue Price Certificate"), with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City's Financial Advisor (defined herein) and any notice or report to be provided to the City may be provided to the Financial Advisor or to Bond Counsel.

b. The Underwriter confirms that it has offered all the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. The City will treat the first price at which 10% of each maturity of the Bonds is sold to the public as of the sale date as the issue price of that maturity (the "10% test"). At or promptly after the execution of this Agreement, the Underwriter shall report to the City on Schedule A to the Issue Price Certificate the first price at which the Underwriter has sold to the public each maturity of Bonds and shall identify to the City on Schedule A to the Issue Price Certificate those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

c. The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the date of this Agreement, which will allow the City to treat the initial

offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(i) the close of the fifth (5th) Business Day after the sale date; or

(ii) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if such sale occurs prior to the close of the fifth (5th) Business Day after the sale date.

d. The Underwriter confirms that any selling group agreement and each retail distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, if applicable, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a retail distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, if applicable, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement, to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

e. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) "public" means any person other than an underwriter or a related party to an underwriter;

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public);

(iii) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(iv) "sale date" means the date of execution of this Agreement by all parties.

5. Official Statement.

a. Delivery of Official Statement. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Official Statement for the Bonds dated December __, 2024 (the "Preliminary Official Statement"), in a "designated electronic format," as defined in the MSRB Rule G-32 ("Rule G-32"). The City will prepare, or cause to be prepared, a final Official Statement relating to the Bonds (as more particularly defined below, the "Official Statement") which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission's Rule 15c2-12, as amended ("Rule 15c2-12"), (iii) in a "designated electronic format," and (iv) substantially in the form of the most recent version of the Preliminary Official Statement provided to the Underwriter before the execution hereof, except for the inclusion of the information permitted to be excluded from the Preliminary Official Statement by Section (b)(1) of Rule 15c2-12. The Official Statement, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the "Official Statement." Until the Official Statement has been prepared and is available for distribution, the City shall provide to the Underwriter, upon request, sufficient quantities (which may be in electronic format) of the Preliminary Official Statement as the

Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-12 with respect to distribution to each potential customer.

b. Preliminary Official Statement Deemed Final. The Preliminary Official Statement has been prepared for use by the Underwriter in connection with the public offering, sale, and distribution of the Bonds. The City hereby represents and warrants that the Preliminary Official Statement has been deemed "final" by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

c. Use of Official Statement in Offering and Sale. The City hereby authorizes the Official Statement and the information therein contained to be used by the Underwriter in connection with the public offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Official Statement in connection with the public offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) Business Days after the City's acceptance of this Agreement) copies of the Official Statement which is complete as of the date of its delivery to the Underwriter. The City shall provide the Official Statement, or cause the Official Statement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32, and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

d. Updating of Official Statement. If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide an Official Statement to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Official Statement is available to any person from the MSRB, but in no case less than the twenty-fifth (25th) day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Official Statement to comply with law, the City will promptly notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time reasonably request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of a supplement or amendment to the Official Statement, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement to the Official Statement so that the statements therein as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were

made, not misleading or so that the Official Statement will comply with law; provided, however, that for all purposes of this Agreement and any representation, warranty, or covenant made herein, or any certificate delivered by the City in accordance herewith, the City makes no representations with respect to the following information (collectively, the "Non-City Disclosures") (i) the descriptions in the Preliminary Official Statement or the Official Statement of The Depository Trust Company, New York, New York ("DTC"), or its book-entry-only system, or the information provided by _____ under the caption "BOND INSURANCE" and by _____ describing the Debt Service Reserve Surety Policy, and (ii) the information in the Preliminary Official Statement or the Official Statement in the maps therein or under the captions and subcaptions "BOOK-ENTRY ONLY SYSTEM," "THE PHASES #2-7 PROJECTS AND THE INITIAL MAJOR IMPROVEMENT PROJECTS," "THE DEVELOPMENT," "THE ADMINISTRATOR," "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phases #2-7 Projects, the Initial Major Improvement Projects, and the Development (as defined in the Official Statement)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "INFORMATION RELATING TO THE TRUSTEE," "APPENDIX E-2," "APPENDIX G," and "APPENDIX H." If such notification shall be subsequent to the Closing (defined herein), the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of such supplement or amendment to the Official Statement. The City shall provide any such amendment or supplement or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

e. Filing with MSRB. The Underwriter hereby agrees to timely file the Official Statement (and any amendment or supplement to the Official Statement prepared in accordance with Section 5(d) above) with the MSRB through its Electronic Municipal Market Access ("EMMA") system within one (1) Business Day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the "end of the underwriting period" for purposes of Rule 15c2-12 is the Closing Date.

6. City Representations, Warranties and Covenants. The City represents, warrants, and covenants that:

a. Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the "State"), and has, and at the Closing Date will have, full legal right, power, and authority:

(i) to enter into and perform its duties and obligations under:

(1) this Agreement;

(2) the Bond Ordinance;

(3) the Indenture;

(4) the CPA Certificate;

(5) the Amended and Restated Development Agreement entered into between the City and the Developer as of October 23, 2014, and all amendments thereto (the "Development Agreement");

(6) the PID Reimbursement Agreement; and

(7) the Continuing Disclosure Agreement of Issuer with respect to the Bonds, dated as of February 1, 2025 (the "Continuing Disclosure Agreement of Issuer"), executed and delivered by the City, the Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent (the "Dissemination Agent");

(ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and

(iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the CPA Certificate, (4) the Development Agreement, (5) the PID Reimbursement Agreement, (6) the Continuing Disclosure Agreement of Issuer, (7) the Official Statement, and (8) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (8) being referred to collectively herein as the "City Documents").

b. Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified, or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of sovereign immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

c. Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the PID Act. The City has, and at the Closing will have, full legal right,

power, and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell, and deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the PID Act, and as provided herein, and (iii) to carry out, give effect to, and consummate the transactions on the part of the City described by the Bond Ordinance and the other City Documents.

d. No Breach or Default. As of the time of acceptance hereof, and to its knowledge, the City is not, and as of the Closing Date the City will not be, in breach of or default in any material respect under any applicable constitutional provision, law, or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement, or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default, or event of default could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution, and delivery of the Bonds and the City Documents and compliance by the City with the obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a breach of or default under any applicable constitutional provision, law, or any administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement, or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties or under the terms of any such law, regulation, or instrument, except as may be permitted by the City Documents.

e. No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry, or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the District, (iii) affects, contests, or seeks to prohibit, restrain, or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) which may result in any material adverse change in the financial condition of the City; and, as of the time of acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

f. Bonds Issued Pursuant to Indenture. The City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the security of a first lien on and pledge of the proceeds of the Trust Estate, all to the extent provided for in the Indenture. The Indenture creates a valid first lien on and pledge of the Trust Estate, consisting of certain revenues and the monies in certain funds and accounts established pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

g. Special Assessments. The Special Assessments constituting the primary security for the Bonds have been levied by the City in accordance with the PID Act on those parcels of land identified in the Special Assessment Rolls. According to the PID Act, such Special Assessments constitute a valid and legally binding first and prior lien against the Assessed Property, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes.

h. Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to, or the absence of which would adversely affect the due performance by the City of its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents, and orders as may be required under Blue Sky or securities laws of any jurisdiction.

i. Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes, or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a lien on and pledge of the Trust Estate which secures the Bonds without the prior approval of the Underwriter.

j. Preliminary Official Statement. The information contained in the Preliminary Official Statement is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to the Non-City Disclosures.

k. Official Statement. At the time of the City's acceptance hereof and (unless the Official Statement is amended or supplemented pursuant to paragraph (d) of Section 5 of this Agreement) at all times subsequent thereto during the period up to and including the twenty-fifth (25th) day subsequent to the "end of the underwriting period,"

the information contained in the Official Statement does not and will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to the Non-City Disclosures; and further provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 5(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Official Statement, then the Official Statement in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

l. Supplements or Amendments to Official Statement. If the Official Statement is supplemented or amended pursuant to paragraph (d) of Section 5 of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the twenty-fifth (25th) day subsequent to the "end of the underwriting period," the Official Statement as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 5(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Official Statement, then the Official Statement in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

m. Compliance with Rule 15c2-12. During the past five (5) years, the City has complied in all material respects with its previous continuing disclosure undertakings made by it in accordance with Rule 15c2-12, except as described in the Official Statement.

n. Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

o. Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions in the United States as the Underwriter may designate, and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any

jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

p. Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and/or warranty, as applicable in the legal context, by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

q. Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing Date it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing Date.

r. Financial Advisor. The City has engaged Hilltop Securities Inc. as its financial advisor (the "Financial Advisor") in connection with its offering and issuance of the Bonds.

By delivering the Official Statement to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Official Statement, the representations, warranties, and covenants set forth above.

7. Developer's Letter of Representations. At the signing of this Agreement, the City and Underwriter shall receive from the Developer an executed Developer's Letter of Representations (the "Developer's Letter of Representations") in the form of Appendix A hereto, and at the Closing, a certificate signed by the Developer as described in Section 10(e) hereof and set forth in Appendix E (the "Developer Closing Certificate").

8. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later Business Day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its "FAST" System the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Norton Rose Fulbright US LLP ("Bond Counsel"), or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are herein called the "Closing." The Bonds will be made available to the Underwriter or Underwriter's Counsel (defined herein) for inspection not less than twenty-four (24) hours prior to the Closing.

9. Underwriter's Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and in the Developer's Letter of Representations and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under

this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

a. Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

b. Executed Agreements and Performance Thereunder. At the time of the Closing:

(i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter;

(ii) the Authorizing Documents shall be in full force and effect;

(iii) there shall be in full force and effect such other ordinances, resolutions, or actions of the City as, in the opinion of Bond Counsel and Underwriter's Counsel, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents;

(iv) there shall be in full force and effect such other resolutions or actions of the Developer as, in the opinions of Shupe Ventura, PLLC, and James Melino, Esquire (collectively, "Developer's Counsel"), shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the Developer described in the Developer's Letter of Representations, the Development Agreement, the PID Reimbursement Agreement, and the Continuing Disclosure Agreement of Developer with respect to the Bonds, dated as of February 1, 2025, executed and delivered by the Developer, the Administrator, and the Dissemination Agent (the "Continuing Disclosure Agreement of Developer" and, together with the Developer's Letter of Representations, the Development Agreement, and the PID Reimbursement Agreement, the "Developer Documents"); and

(v) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

c. No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving of notice, shall constitute an event of default under this Agreement, the Indenture, the City Documents, the Developer Documents, or other documents relating to the financing and construction of the Initial Major Improvement Projects, the Additional Major Improvement Projects, or the Phases #2-7 Projects and the Development (as defined in the Official Statement), and the Developer shall not be in default in the payment of principal of or interest on any of its indebtedness which default shall materially adversely

impact the ability of the Developer to pay the Special Assessments when due or to complete the Phases #2-7 Projects and the Additional Major Improvement Projects.

d. Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall have received each of the documents required under Section 10 below.

e. Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's sole and reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either chamber thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either chamber of the Congress of the United States by a Committee of such chamber to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of the Underwriter, impracticable or inadvisable to proceed with the offer, sale, or delivery of the Bonds on the terms and in the manner described in the Official Statement; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the

Securities and Exchange Commission (the "SEC") or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Official Statement, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act, or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; provided, however that such suspension in trading or any disruption in securities settlement, payment or clearance services is not in force on the date hereof; or

(4) there shall have occurred (whether or not foreseeable) (i) any outbreak of hostilities (including, without limitation, an act of terrorism) including, but not limited to, an escalation of hostilities that existed prior to the date hereof, (ii) national or international calamity or crisis, including, but not limited to, an escalation in the scope or magnitude of any pandemic or natural disaster, or (iii) material financial crisis or adverse change in the financial or economic conditions affecting the United States government or the securities markets in the United States; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed or described in the Official Statement; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than ten percent (10%) of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or State Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Special Assessments and the liens created thereby,

such Special Assessments being the primary asset of the Trust Estate pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Official Statement, or has the effect that the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Official Statement; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and shall be in force; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as described in this Agreement or in the Official Statement, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the Closing Date, including the Securities Act, the Securities Exchange Act of 1934 and the Trust Indenture Act; or

(viii) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter.

With respect to the conditions described in subparagraphs (ii), (vii) and (viii) above, the Underwriter is not aware of any current, pending, or proposed law or government inquiry

or investigation as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

10. Closing Documents. At or prior to the Closing, the Underwriter (or Underwriter's Counsel on behalf of the Underwriter) shall receive the following documents:

a. Bond Opinion. The approving opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix D to the Official Statement, together with a reliance letter from Bond Counsel, dated the Closing Date and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 10(b) hereof, to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

b. Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to Underwriter's Counsel, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness, or fairness of the statements and information contained in the Preliminary Official Statement and in the Official Statement, but such firm has reviewed the statements and information appearing in the Preliminary Official Statement and in the Official Statement under the captions and subcaptions "PLAN OF FINANCE," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS," "ASSESSMENT PROCEDURES" (except for the subcaptions "Special Assessment Methodology" and "Special Assessment Amounts"), "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS – Legal Proceedings" (first paragraph only), and "– Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENTS AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS" and "APPENDIX B – Form of Indenture" and Bond Counsel is of the opinion that the information relating to the Bonds, the Bond Ordinance, the Special Assessment Ordinances, and the Indenture and legal issues contained under such captions, subcaptions, and appendix is an accurate and fair description of the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Special Assessment Ordinances, and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) The City has or at the time of the adoption thereof had full power and authority to adopt the Creation Resolution, the Special Assessment Ordinances (including approving each updated Service and Assessment Plan), and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the "City Actions") and perform its obligations thereunder and the City Actions have been

duly adopted, are in full force and effect and have not been modified, amended, or rescinded; and

(iv) The Indenture, the Development Agreement, the PID Reimbursement Agreement, the Continuing Disclosure Agreement of Issuer, and this Agreement have been duly authorized, executed, and delivered by the City and, assuming the due authorization, execution, and delivery of such instruments, documents, and agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors' rights, or by the application of equitable principles if equitable remedies are sought and to the application of State law relating to governmental immunity applicable to governmental entities.

c. City Legal Opinion. An opinion of Messer Fort, PLLC ("Attorney for the City"), dated the Closing Date and addressed to the Underwriter, the City, Bond Counsel, Developer's Counsel, and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix C hereto or in form otherwise agreed upon by the Underwriter.

d. Opinions of Developer's Counsel. (i) The opinions of Developer's Counsel, substantially in the forms of Appendix D-1 and Appendix D-2, dated the Closing Date, addressed to the City, Bond Counsel, the Attorney for the City, the Underwriter, and the Trustee; or in a form otherwise agreed upon by the City and the Underwriter.

e. Developer Closing Certificate. The Developer Closing Certificate dated as of the Closing Date, signed by authorized officers of the Developer in substantially the form of Appendix E hereto.

f. City Closing Certificate. A certificate of the City, dated the Closing Date, signed by an appropriate City Representative, to the effect that:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and all other City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Official Statement, no litigation or proceeding against the City is pending or, to the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the validity, due authorization, and execution of the Bonds or the City Documents, or (d) attempt to

limit, enjoin, or otherwise restrict or prevent the City from levying and collecting the Special Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof; and

(iv) the City has, to such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents on its part to be complied with or satisfied hereunder at or prior to the Closing.

g. Trustee's Counsel Opinion. An opinion of counsel to the Trustee, dated the Closing Date and addressed to the Underwriter, the City, and Bond Counsel, in form and substance acceptable to Underwriter's Counsel, the City, and Bond Counsel, to the following effect:

(i) The Trustee is duly organized, validly existing, and in good standing as a national banking association organized under the laws of the United States of America, and is duly qualified to serve as Trustee in accordance with the qualifications set forth for the Trustee in the Indenture;

(ii) The Trustee has full right, power, and authority to enter into the Indenture, to perform its obligations under, and to carry out and consummate all of the transactions involving the Trustee contemplated by, the Indenture; and

(iii) The Indenture has been duly authorized, executed, and delivered by the Trustee and is valid and enforceable against the Trustee in accordance with its terms.

h. Trustee's Certificate. A customary authorization and incumbency certificate dated prior to the Closing Date, signed by authorized officers of the Trustee in form and substance acceptable to the Underwriter, Underwriter's Counsel, and Bond Counsel.

i. Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Orrick, Herrington & Sutcliffe LLP ("Underwriter's Counsel"), to the effect that:

(i) The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended;

(ii) The Continuing Disclosure Agreement of Issuer, together with Section 10(o) hereof and Section 4 of the Bond Ordinance, satisfies the requirements contained in Rule 15c2-12(b)(5) of the Securities and Exchange Commission for an undertaking by the City for the benefit of the holders of the Bonds to provide the information at the times and in the manner required by said Rule; provided that, for purposes of this opinion, such counsel is not expressing any view regarding the content of the Preliminary Official Statement or the Official Statement that is not expressly stated in numbered paragraph (iii) below; and

(iii) Such counsel is not passing upon and does not assume any responsibility for the accuracy, completeness, or fairness of any of the statements contained in the Preliminary Official Statement or in the Official Statement and makes no representation that it has independently verified the accuracy, completeness, or fairness of any such statements. In its capacity as counsel to the Underwriter, to assist the Underwriter in part of its responsibility with respect to the Preliminary Official Statement and the Official Statement, such counsel has participated in conferences with representatives of the Underwriter, representatives of the City, and its counsel, Norton Rose Fulbright US LLP, as bond counsel, Hilltop Securities Inc., as Financial Advisor, the Administrator, the Developer, Developer's Counsel, and the Developer's engineer and consultants, and others, during which the contents of the Preliminary Official Statement or the Official Statement and related matters were discussed. Based on such counsel's participation in the above-mentioned conferences (which, with respect to the Preliminary Official Statement, did not extend beyond the date of this Agreement), and in reliance thereon, on oral and written statements and representations of the City, the Developer, and others and on the records, documents, certificates, opinions, and matters herein mentioned, such counsel advises the Underwriter as a matter of fact and not opinion that, during the course of such counsel's representation of the Underwriter on this matter, (a) no facts had come to the attention of the attorneys in such counsel's firm rendering legal services to the Underwriter in connection with the Preliminary Official Statement which caused such counsel to believe, as of the date of the Preliminary Official Statement and as of the date of this Agreement, based on the documents, drafts, and facts in existence and reviewed as of those dates, that the Preliminary Official Statement contained any untrue statement of a material fact or omitted to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading (except any information marked as preliminary or subject to change, any information permitted to be omitted by SEC Rule 15c2-12 or otherwise left blank, and any other differences with the information in the Official Statement), and (b) no facts had come to the attention of the attorneys in such counsel's firm rendering legal service to the Underwriter in connection with the Official Statement which caused such counsel to believe that the Official Statement contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided that such counsel expressly excludes from the scope of this paragraph and expresses no view or opinion with respect to both the Preliminary Official Statement and the Official Statement about any CUSIP numbers, financial, accounting, statistical, economic, engineering or demographic data or forecasts, numbers, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, any information about verification, feasibility, valuation, appraisals, absorption, real estate or environmental matters, relationship among the parties, Appendices, or any information about book-entry, DTC, Cede & Co., or tax matters included or referred to therein or omitted therefrom. No responsibility is undertaken or view expressed with respect to any other disclosure document, materials or activity, or as to any

information from another document or source referred to by or incorporated by reference in the Preliminary Official Statement or the Official Statement.

j. Official Statement. The Official Statement and each supplement or amendment, if any, thereto.

k. Delivery of City Documents and Developer Documents. The City Documents and the Developer Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

l. CPA Certificate. A report or certificate prepared by an independent certified public accountant selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Refunded Bonds.

m. Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

n. Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and Underwriter's Counsel setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable regulations (whether final, temporary, or proposed), issued pursuant to the Code.

o. Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds (the "Attorney General Opinion") and the Comptroller of the State's Certificate of Registration for the Initial Bond.

p. Continuing Disclosure Agreements. The Continuing Disclosure Agreement of Issuer and the Continuing Disclosure Agreement of Developer shall have been executed by the parties thereto in substantially the forms attached to the Official Statement as Appendix E-1 and Appendix E-2.

q. Reserved.

r. Letter of Representation of Administrator. The Letter of Representation of Administrator, substantially in the form of Appendix F hereto, addressed to the City, Bond Counsel, the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter.

s. Evidence of Filing of Special Assessment Ordinances and Updated Service and Assessment Plan. Evidence that the Special Assessment Ordinances, including the legal description of the property upon which an assessment was levied by each, and the Service and Assessment Plan, as updated in connection with the issuance

of the Bonds (including the Special Assessment Rolls) have been filed of record in the real property records of Collin County, Texas.

t. Reserved.

u. Developer Organizational and Verification Documents. The Developer shall have delivered to the Underwriter and the City, (i) fully executed copies of the Developer's organizational documents, (ii) a Certificate of Status from the Texas Secretary of State dated within 10 days of the Closing Date, (iii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer dated within 10 days of the Closing Date, and (iv) a copy of its Standing Letter to the Attorney General of Texas in compliance with the All Bond Counsel Letter dated September 22, 2021, or evidence of an exception to such requirement.

v. Rule 15c2-12 Certification. A resolution, an ordinance (including the Bond Ordinance), or a certificate of the City whereby the City has deemed the Preliminary Official Statement final as of its date, except for permitted omissions, as contemplated by Section (b)(1) of Rule 15c2-12 in connection with the offering of the Bonds, which action may be based on the approval of the release of the Preliminary Official Statement by an authorized City official (if such official has been duly authorized to take such action by the City Council), or certification, if made in the form of a certificate, may be included in the City Certificate required by Section 10(f) hereof.

w. Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City and the Developer have engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the Continuing Disclosure Agreement of Issuer and the Continuing Disclosure Agreement of Developer by other parties thereto being conclusive evidence of such acceptance by the Underwriter.

x. Reserved.

y. Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or Underwriter's Counsel may reasonably deem necessary.

11. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the Closing Date of the purchase price set forth in Section 1 hereof, the Attorney General Opinion, the opinion of Bond Counsel described in Section 10(a) hereof, and all documents required to be delivered by the Developer.

12. Consequences of Termination. If the City shall be unable to satisfy the conditions contained in this Agreement or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the City shall have no further obligation hereunder, except as further set forth in Sections 13, 14, 16, and 22 hereof.

13. Term of Agreement. Except for surviving representations, warranties, and indemnities of the parties to this Agreement, the term of this Agreement terminates upon the "end

of the underwriting period" (as defined in Rule 15c2-12) or, if earlier, exercise of a termination right (which may not be based on an existing or incipient breach of a verification).

14. Costs and Expenses.

a. The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the costs of preparation, printing, and mailing of the Preliminary Official Statement, the final Official Statement, and any supplements and amendments thereto; (iii) the fees and disbursements of the City's legal counsel and Financial Advisor, the Trustee's counsel, Bond Counsel, Developer's Counsel, the Trustee, the firm delivering the CPA Certificate, and the Refunded Bonds Paying Agent relating to the issuance of the Bonds and the refunding of the Refunded Bonds; (iv) the Attorney General's review fees; (v) the fees and disbursements of accountants, advisers, and any other experts or consultants retained by the City or for the benefit of the City, including but not limited to the fees and expenses of the Administrator; and (vi) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

b. The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the public offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its public offering and distribution of the Bonds, except as noted in subsection 14(a) above.

c. The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation, whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

15. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Celina, Texas, 142 North Ohio Street, Celina, Texas 75009, Attention: City Manager.

Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Attention: Mr. R.R. "Tripp" Davenport, III, Director.

16. Parties in Interest; Survival of City Representations. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and covenants contained in this Agreement shall remain operative and in full force and effect and survive delivery of and payment for the Bonds and any termination, regardless of any investigations made by or on behalf of the Underwriter.

17. Survival of Representations and Warranties of Third Parties. All representations and warranties of the parties, other than the City and the Underwriter, made in, pursuant to, or in connection with this Agreement shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

18. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.

19. State Law Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State.

20. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other party hereto.

21. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

22. Statutory Verifications. The Underwriter makes the following representation and covenants to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

a. *Not a Sanctioned Company.* The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. *No Boycott of Israel.* The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not

boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. *No Discrimination Against Firearm Entities*. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. *No Boycott of Energy Companies*. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

23. Form 1295. Submitted herewith (or on a date prior hereto) is a completed Form 1295 in connection with the Underwriter's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Underwriter, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Underwriter and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Underwriter; and, neither the City nor its consultants have verified such information.

24. Underwriter Standing Letter and Bringdown Verification. The Underwriter represents that it has, or will have prior to the date of Closing, on file with the Texas Attorney General a standing letter addressing the representation and verifications contained in Section 22 of this Agreement in a form accepted by the Texas Attorney General. In addition, if the Underwriter or the parent company, a wholly- or majority-owned subsidiary or another affiliate of the Underwriter receives or has received a letter from the Texas Comptroller of Public Accounts pursuant to Chapter 809, Texas Government Code seeking written verification that it does not boycott energy companies (a "Comptroller Request Letter"), such Underwriter shall promptly notify the City and Bond Counsel (if it has not already done so) and provide to the City or Bond Counsel, two Business Days prior to Closing and additionally upon request by the City or Bond Counsel, written verification to the effect that its standing letter described in the preceding sentence remains in effect and may be relied upon by the City and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that the Underwriter (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Underwriter that received the Comptroller Request Letter) intends to timely respond or has timely

responded to the Comptroller Request Letter. The Bringdown Verification may be in the form of an e-mail.

25. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. The City and the Underwriter agree that electronic signatures to this Agreement may be regarded as original signatures.

Signature pages follow.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

FMSbonds, Inc.,
as Underwriter

By: _____
Name: Theodore A. Swinarski
Title: Senior Vice President - Trading

Accepted at _____ a.m./p.m. central time on the date first stated above.

City of Celina, Texas

By: _____
City Manager

SCHEDULE I

$34,084,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

Interest Accrues From: Closing Date

$_____ _____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a)(b)(c)(d)]

(a) The initial reoffering prices or yields of the Bonds have been determined in accordance with the 10% test.

(b) The Bonds maturing on and after September 1, 20__, may be redeemed before their scheduled maturity date, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption.

(c) The Bonds are also subject to extraordinary optional redemption as described in the Official Statement under "DESCRIPTION OF THE BONDS – Redemption Provisions."

(d) The Bonds are also subject to mandatory sinking fund redemption on the dates and in the respective Sinking Fund Installments as set forth in the following schedules.

$_____ Term Bonds maturing September 1, 20__

Redemption Date	Sinking Fund Installment Amount
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__†	

† Stated maturity.

APPENDIX A

FORM OF DEVELOPER'S LETTER OF REPRESENTATIONS

$34,084,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND
IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

DEVELOPER'S LETTER OF REPRESENTATIONS

January 14, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Ladies and Gentlemen:

This letter is being delivered to the City of Celina, Texas (the "City") and FMSbonds, Inc. (the "Underwriter"), in consideration for your entering into the Bond Purchase Agreement dated the date hereof (the "Bond Purchase Agreement") for the sale and purchase of the $34,084,000 "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" (the "Bonds"). Pursuant to the Bond Purchase Agreement, the Underwriter has agreed to purchase from the City, and the City has agreed to sell to the Underwriter, the Bonds. In order to induce the City to enter into the Bond Purchase Agreement and as consideration for the execution, delivery, and sale of the Bonds by the City and the purchase of them by the Underwriter, Celina 682 Partners, L.P., a Texas limited partnership (the "Developer"), makes the representations, warranties, and covenants contained in this Developer's Letter of Representations. Unless the context clearly indicates otherwise, each capitalized term used in this Developer's Letter of Representations will have the meaning set forth in the Bond Purchase Agreement.

1. Purchase and Sale of Bonds. Inasmuch as the purchase and sale of the Bonds represents a negotiated transaction, the Developer understands, and hereby confirms, that the Underwriter is not acting as a fiduciary of the Developer, but rather is acting solely in its capacity as Underwriter of the Bonds for its own account.

2. Updating of the Official Statement. If, after the date of this Developer's Letter of Representations up to and including the date the Underwriter is no longer required to provide a Official Statement to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Official Statement is available to any person from the MSRB, but in no case less than twenty-five (25) days after the "end of the underwriting period" for the Bonds), the Developer becomes aware of any fact or event which might or would cause the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Official Statement to comply with law, the Developer will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request); however, that for the purposes of this Developer's Letter of Representations and any certificate delivered by the Developer in accordance with the Bond Purchase Agreement, the Developer makes no representations with respect to the information appearing in the Preliminary Official Statement or the Official Statement except for the information set forth in all maps included therein and under the captions and subcaptions "THE PHASES #2-7 PROJECTS AND THE INITIAL MAJOR IMPROVEMENT PROJECTS," "THE DEVELOPMENT" (except for the information under the subcaption "Outstanding Bonds and PID Reimbursement Obligation"), and, to the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Initial Major Improvement Projects and the Phases #2-7 Projects, and the Development (as defined in the Official Statement)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," and "APPENDIX E-2" (collectively, the "Developer Disclosures") in accordance with subsection 4(f) herein.

3. Developer Documents. The Developer has executed and delivered each of the below listed documents (individually, a "Developer Document" and collectively, the "Developer Documents") in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms:

a. this Developer's Letter of Representations;

b. the Development Agreement;

c. the PID Reimbursement Agreement; and

d. the Continuing Disclosure Agreement of Developer.

The Developer has complied in all material respects with all of the Developer's agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

4. Developer Representations, Warranties and Covenants. The Developer represents, warrants, and covenants to the City and the Underwriter that:

a. Due Organization and Existence. The Developer is duly organized and validly existing as a limited partnership under the laws of the State of Texas.

b. Organizational Documents. The copies of the organizational documents of the Developer provided by the Developer (the "Developer Organizational Documents") to the City and the Underwriter are fully executed, true, correct, and complete copies of such documents and such documents have not been amended or supplemented since delivery to the City and the Underwriter and are in full force and effect as of the date hereof.

c. No Breach. The execution and delivery of the Developer Documents by the Developer does not violate any judgment, order, writ, injunction, or decree binding on the Developer or any indenture, agreement, or other instrument to which the Developer is a party.

d. No Litigation. There are no proceedings pending or threatened in writing before any court or administrative agency against the Developer that are either not covered by insurance or which singularly or collectively would have a material, adverse effect on the ability of the Developer to perform its obligations under the Developer Documents in all material respects or that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Preliminary Official Statement and the Official Statement.

e. Information. The information prepared and submitted by the Developer to the City or the Underwriter in connection with the preparation of the Preliminary Official Statement and the Official Statement was, and is as of this date, true and correct in all material respects.

f. Preliminary Official Statement and Official Statement. The Developer represents and warrants that the information set forth in the Developer's Disclosures in the Preliminary Official Statement and the Official Statement is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. The Developer agrees to provide a certificate dated the Closing Date affirming, as of such date, the representations contained in this subsection (f) with respect to the Preliminary Official Statement and the Official Statement.

g. Events of Default. No "Event of Default" or "event of default" by the Developer under any of the Developer Documents, any documents to which the Developer is a party described in the Official Statement, or under any material documents relating to the financing and construction of the Phases #2-7 Projects and the Additional Major Improvement Projects to which the Developer is a party, or event that, with the passage of time or the giving of notice or both, would constitute such "Event of Default" or "event of default" by the Developer has occurred and is continuing.

5. Indemnification.

a. The Developer will indemnify and hold harmless the City and the Underwriter and each of their officers, directors, employees, and agents against any losses, claims, damages or liabilities to which any of them may become subject, under the

Securities Act of 1933 or otherwise, insofar as such losses, claims, damages or liabilities (or actions in respect thereof) arise out of or are based upon an untrue statement or alleged untrue statement of a material fact contained or incorporated by reference in the Developer's Disclosures in the Preliminary Official Statement and the Official Statement, or any amendment or supplement to the Official Statement amending or supplementing the information contained under the aforementioned captions (as qualified above), or arise out of or are based upon the omission, untrue statement, or alleged untrue statement or omission to state therein a material fact necessary to make the statements under the aforementioned captions (as qualified above) not misleading under the circumstances under which they were made and will reimburse any indemnified party for any reasonable legal or other expenses reasonably incurred by them in connection with investigating or defending any such action or claim as such expenses are incurred.

b. Promptly after receipt by an indemnified party under subsection (a) above of notice of the commencement of any action, such indemnified party shall, if a claim in respect thereof is to be made against the indemnifying party under such subsection, notify the indemnifying party in writing of the commencement thereof; but the omission so to notify the indemnifying party shall not relieve the indemnifying party from any liability which it may have to the indemnified party otherwise than under such subsection, unless such indemnifying party was prejudiced by such delay or lack of notice. In case any such action shall be brought against an indemnified party, it shall promptly notify the indemnifying party of the commencement thereof, the indemnifying party shall be entitled to participate therein and, to the extent that it shall wish, to assume the defense thereof, with counsel reasonably satisfactory to such indemnified party (who shall not, except with the consent of the indemnified party, be counsel to the indemnifying party), and, after notice from the indemnifying party to such indemnified party of its election so to assume the defense thereof, the indemnifying party shall not be liable to such indemnified party under such subsection for any legal expenses of other counsel or any other expenses, in each case subsequently incurred by such indemnified party, in connection with the defense thereof other than reasonable costs of investigation. The indemnifying party shall not be liable for any settlement of any such action effected without its consent, but if settled with the consent of the indemnifying party or if there is a final judgment for the plaintiff in any such action, the indemnifying party will indemnify and hold harmless any indemnified party from and against any loss or liability by reason of such settlement or judgment. The indemnity herein shall survive delivery of the Bonds and shall survive any investigation made by or on behalf of the City, the Developer, or the Underwriter.

6. Survival of Representations, Warranties and Covenants. All representations, warranties, and agreements in this Developer's Letter of Representations will survive regardless of (a) any investigation or any statement in respect thereof made by or on behalf of the Underwriter, (b) delivery of any payment by the Underwriter for the Bonds, and (c) any termination of the Bond Purchase Agreement.

7. Binding on Successors and Assigns. This Developer's Letter of Representations will be binding upon the Developer and its successors and assigns and inure solely to the benefit of the Underwriter and the City, and no other person or firm or entity will acquire or have any right under or by virtue of this Developer's Letter of Representations.

Signature page follows.

Dated: January 14, 2025

DEVELOPER:

CELINA 682 PARTNERS, L.P.,
a Texas limited partnership

By: Celina 682 GP Partners, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
its Manager

By: _____
James J. Melino, President

APPENDIX B

$34,084,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND
IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of FMSbonds, Inc. ("FMS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the City of Celina, Texas (the "Issuer").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) FMS offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement for the Bonds, FMS has agreed in writing on or prior to the Sale Date that (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth Business Day

after the Sale Date, or (ii) the date on which FMS sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is January 14, 2025.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The remainder of this page is left blank intentionally.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents FMS's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Certificate as to Tax Exemption with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP, Bond Counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

EXECUTED and DELIVERED as of this February ___, 2025.

FMSbonds, Inc.,
as Underwriter

By:_____
Name: Theodore A. Swinarski
Title: Senior Vice President – Trading

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX C

LETTERHEAD OF MESSER FORT, PLLC

February 27, 2025

City of Celina
142 North Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue,
Suite 3600
Dallas, Texas 75201-7932

U.S. Bank Trust Company, National Association, as Trustee
111 Filmore Avenue East
St. Paul, Minnesota 55107
Attn: Bond Operations

Shupe Ventura, PLLC
9406 Biscayne Blvd.
Dallas, Texas 75218

$34,084,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

Ladies and Gentlemen:

We are the Attorney for the City of Celina, Texas (the "City"), and are rendering this opinion in connection with the issuance and sale of $34,084,000 "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" (the "Bonds"), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to Ordinance No. _____ and enacted by the City Council of the City (the "City Council") on January 14, 2025 (the "Bond Ordinance"), and shall be issued pursuant to the provisions of Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "Act"), the Indenture of Trust, dated as of February 1, 2025 (the "Indenture"), by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Bonds are being sold to FMSbonds, Inc. pursuant to the Bond Purchase Agreement dated January 14, 2025, between the City and FMSbonds Inc. (the "Bond Purchase Agreement"). Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In our capacity as City Attorney, and for the purpose of rendering opinions set forth herein, we have reviewed the following:

(a) Resolution No. 2008-06R enacted by the City Council on March 10, 2008 (the "Creation Resolution");

(b) The Special Assessment Ordinances;

(c) The Bond Ordinance;

(d) The Indenture;

(e) the Amended and Restated Development Agreement entered into between the City and Celina 682 Partners, L.P., a Texas limited partnership, as of October 23, 2014, and all amendments thereto;

(f) the PID Reimbursement Agreement; and

(g) That certain Continuing Disclosure Agreement of Issuer with respect to the Bonds, dated as of February 1, 2025, executed and delivered by the City, MuniCap, Inc., as Administrator (the "Administrator"), and HTS Continuing Disclosure Services, a Division of Hilltop Securities, Inc., as Dissemination Agent.

The Creation Resolution, the Special Assessment Ordinances, and the Bond Ordinance shall hereinafter be referred to as the "Authorizing Documents" and the remaining documents shall hereinafter be collectively referred to as the "Reviewed Documents."

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution, and delivery of each of the Reviewed Documents by all parties thereto other than the City; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; (c) the Developer Closing Certificate delivered pursuant to the Bond Purchase Agreement; (d) the Developer's Letter of Representations delivered pursuant to the Bond Purchase Agreement; (e) the legal opinion delivered pursuant to the Bond Purchase Agreement by Shupe Ventura, PLLC, and _____ (together, "Developer's Counsel"); and (f) the Administrator's Letter of Representations delivered pursuant to the Bond Purchase Agreement (collectively, the "Reliance Materials"). We have not made any independent or other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances, or legal opinions or conclusions contained in the

Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in the light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any: (a) applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts, or circumstances; and (b) judicial decision which would make the opinions set forth herein incorrect.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Messer Fort, PLLC attorneys who have given substantive attention to matters concerning the City during the course of our representation of the City in connection with the Reviewed Documents, which knowledge has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as counsel to the City. In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge," "our actual knowledge" and similar expressions signify that, in the course of our representation of the City the principal attorneys in this firm involved in the current actual transaction do not have actual knowledge or actual notice that any such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have relied are not accurate and complete. Further, the words "our knowledge," "our actual knowledge" and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of the attorneys within our firm who have been directly involved in preparation of the Reviewed Documents in representation of the City. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, we are of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Authorizing Documents and the Reviewed Documents. The City has taken or obtained all actions, approvals, consents, and authorizations required of it by applicable laws in connection with the execution of the Authorizing Documents and the Reviewed Documents and the performance of its obligations thereunder.

2. To the best of our knowledge, there is no action, suit, proceeding, inquiry, or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c) affecting, contesting, or seeking to prohibit, restrain, or enjoin the delivery of any of the Bonds, or

the payment, collection, or application of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, including the Special Assessments in Phases #2-7 and the Initial Major Improvement Area of the District pursuant to the provisions of the Special Assessment Ordinances, and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the Reviewed Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Authorizing Documents were duly enacted by the City and remain in full force and effect on the date hereof.

4. The Reviewed Documents have been duly authorized, executed and delivered by the City and remain legal, valid, and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such Reviewed Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium, and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, and (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

5. The performance by the City of the obligations under the Authorizing Documents and the Reviewed Documents will not violate any provision of any Federal or Texas constitutional or statutory provision.

6. Based upon our limited participation in the preparation of the Preliminary Official Statement and the Official Statement (collectively, the "Official Statement"), the statements and information contained in the Preliminary Official Statement and the Official Statement with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES – Assessment Methodology" (first paragraph only), "THE CITY – Background" and "– City Government," "THE DISTRICT – General" and "– Powers and Authority of the City," "LEGAL MATTERS – Litigation – The City" are a fair and accurate summary of the laws and the documents and facts summarized therein.

7. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Authorizing Documents and the Reviewed Documents.

8. The adoption of the Authorizing Documents and the execution and delivery of the Reviewed Documents and the compliance with the provisions of the Authorizing Documents and the Reviewed Documents under the circumstances contemplated thereby, to the best of our knowledge: (a) do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with or constitute on the part of the City a violation, breach of or default under any existing law, regulation, court order, or consent decree to which the City is subject.

The foregoing opinions are, with your concurrence, predicated on, limited by, and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and terminations be in writing or requiring disregard of any course of dealing between the parties; (xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xxiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the

exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

We express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect.

We assume there are no material misstatements in the legal opinions delivered by the other parties and entities to this transaction; and further specifically rely upon Bond Counsel to the City with regard to the Bond Ordinance, Indenture, Continuing Disclosure Agreement of Issuer, bond purchase agreement or other documents prepared, delivered or executed in connection with the Bonds and Bond documents, and the Attorney General's review and approval of the transaction.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the transactions described therein, and may not be used, circulated, quoted, relied upon or otherwise referred to for any other purpose or by any other person without our prior written consent. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

MESSER FORT, PLLC

_____

By: Julie Fort
City Attorney

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and, except as to the City, the Reviewed Documents are enforceable against the other parties thereto;

6. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

7. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents;

8. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents;

9. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US LLP, Bond Counsel to the City; and (ii) Shupe Ventura, PLLC, and _____, Developer's Counsel;

10. There are no material misstatements in the Letters of Representations delivered pursuant to the Bond Purchase Agreement by Municap, Inc., Administrator;

11. None of the parties to the Reviewed Documents (other than the City) is a party to any court or regulatory proceeding relating to or otherwise affecting the Reviewed Documents or is subject to any order, writ, injunction, or decree of any court or federal, state, or local governmental agency or commission that would prohibit the execution and delivery of the Reviewed Documents, or the consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof; and

12. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an administrative body and not adjudicated invalid or unenforceable are valid and enforceable.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the Developer, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws; and

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes).

APPENDIX D-1

[Letterhead of Shupe Ventura, PLLC]

February 27, 2025

City of Celina
142 North Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue,
Suite 3600
Dallas, Texas 75201-7932

U.S. Bank Trust Company National Association,
as Trustee
Attn: Bond Operations
111 Filmore Avenue East
St. Paul, Minnesota 55107

Messer Fort, PLLC
6371 Preston Rd., Suite 200
Frisco, Texas 75034

$34,084,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND
IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

Ladies & Gentlemen:

We have acted as special counsel to Celina 682 Partners, L.P., a Texas limited partnership (the "***Developer***"), in connection with the issuance and sale by the City of Celina, Texas (the "***City***"), of $34,084,000 City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project) (the "***Bonds***"), pursuant to the Indenture of Trust, dated as of February 1, 2025 (the "***Indenture***"), by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "***Trustee***"). Proceeds from the sale of the Bonds will be used, in part, to fund certain public infrastructure improvements in the development known as "The Lakes at Mustang Ranch" (the "***Development***") located in the City.

The Bonds are being sold to FMSbonds, Inc. (the "***Underwriter***"), pursuant to that certain Bond Purchase Agreement dated January 14, 2025 (the "***Bond Purchase Agreement***"), between the City and the Underwriter. This opinion is being delivered pursuant to Section 10(d) of the Bond Purchase Agreement.

All capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Bond Purchase Agreement.

In our capacity as special counsel to the Developer, and for purposes of rendering the opinions set forth herein, we have examined originals or copies, certified or otherwise identified to our satisfaction, of:

(a) The following documents to which the Developer is a party (collectively, the "***Reviewed Documents***"):

(1) the *Amended and Restated Development Agreement* entered into between the City and the Developer as of October 23, 2014, and all amendments thereto;

(2) the *Reimbursement Agreement – The Lakes at Mustang Ranch Public Improvement District*, effective January 13, 2015, between the City and the Developer;

(3) the *Developer Letter of Representations* executed by the Developer as of January 14, 2025; and

(4) the *Continuing Disclosure Agreement of Developer*, dated as of February 1, 2025, made by and among the Developer, MuniCap, Inc., as PID Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent.

(b) The *Preliminary Official Statement*, dated December 16, 2024, relating to the issuance of the Bonds; and

(c) The final *Official Statement* dated January 14, 2025, relating to the issuance of the Bonds; and

(d) Such other documents, records, agreements, and certificates of the Developer as we have deemed necessary or appropriate to render the opinions expressed below.

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution and delivery of each of the Reviewed Documents by all parties thereto other than the Developer; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; (c) the Closing Certificate of the Developer delivered pursuant to the Bond Purchase Agreement; (d) the legal opinions delivered pursuant to the Bond Purchase Agreement by James Melino, Esquire, in-house counsel to the Developer, and (e) the legal opinion delivered pursuant to the Bond Purchase Agreement by Messer Fort, PLLC, special counsel to the City (collectively, the "***Reliance Materials***"). We have not made any independent or other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances or legal opinions or conclusions contained in the Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the

Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts, or circumstances.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Shupe Ventura, PLLC, attorneys who have given substantive attention to matters concerning the Developer during the course of our representation of the Developer in connection with the Reviewed Documents, which knowledge has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as special counsel to the Developer. Further, the words "our knowledge," "our actual knowledge," and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of Misty Ventura, Corey Admire, and Roxanne Sheehan of our firm who have been directly involved in representing the Developer. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon the foregoing, but subject to the assumptions, qualifications, and limitations set forth both above and below, and having due regard for such legal considerations as we deem relevant, we are of the opinion that:

1. The Reviewed Documents constitute legal, valid, and binding obligations of and are enforceable against the Developer in accordance with their respective terms.

2. The execution, delivery, and performance by the Developer of its obligations under the Reviewed Documents do not violate any existing laws of the State of Texas applicable to the Developer or any ordinances of the City applicable to the Developer.

3. No consents or approvals are required from the City, the State of Texas, or any other political subdivision or agency of the State of Texas in connection with the execution, delivery, and performance by the Developer of its obligations under the Reviewed Documents except those consents and approvals: (i) already obtained; (ii) required or described in the express terms of the Reviewed Documents; and (iii) that are necessary for the Developer to perform its obligations under the Reviewed Documents and are ordinarily and customarily required to develop land within the City and to operate the businesses of the Developer that are described in the Reviewed Documents.

The foregoing opinions are, with your concurrence, predicated on, limited by, and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and terminations be in writing or requiring disregard of any course of dealing between the parties; (xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas

Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

(g) The opinions expressed herein are based on our consideration of laws of the State of Texas which, in our experience, are normally applicable to transactions of the type described in the Reviewed Documents.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the Bond Purchase Agreement and the transactions described therein, and may not be used, circulated, quoted, relied upon, or otherwise referred to for any other purpose or by any other person without our prior written consent. A copy of this opinion letter may be delivered by the Underwriter in connection with the issuance of the Bonds, and the Underwriter may rely on the opinions expressed above. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an official administrative body and not adjudicated invalid or unenforceable are valid and enforceable;

6. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and, except as to the Developer, the Reviewed Documents are enforceable against the other parties thereto;

7. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

8. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents;

9. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents; and

10. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US, LLP, Bond Counsel to the City; (ii) Messer Fort, PLLC, special counsel to the City; (iii) Orrick, Herrington & Sutcliffe LLP, counsel to the Underwriter; and (iv) James Melino, Esquire, in-house counsel to the Developer.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents related to:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the City, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws;

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes); and

17. The Bond Purchase Agreement, Indenture, Preliminary Official Statement, final Official Statement, and any other Bond Documents.

EXHIBIT D-2

JAMES J. MELINO
ATTORNEY AT LAW

8750 N. Central Expressway
Suite 1735
Dallas, Texas 75231

Telephone
(214) 691-2556
Facsimile
(214) 691-0682

February 27, 2025

City of Celina
142 North Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-7932

U.S. Bank Trust Company National Association,
as Trustee
Attn: Bond Operations
111 Filmore Avenue East
St. Paul, Minnesota 55107

Messer Fort, PLLC
6371 Preston Rd., Suite 200
Frisco, Texas 75034

Shupe Ventura, PLLC
9406 Biscayne Blvd.
Dallas, Texas 75218

$34,084,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND
IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

Ladies and Gentlemen:

I am general counsel for Celina 682 Partners, L.P., a Texas limited partnership (the "***Developer***"), in connection with the issuance and sale by the City of Celina, Texas (the "***City***"), of $34,084,000 "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" (the "***Bonds***"), pursuant to that certain Indenture of Trust dated as of February 1, 2025 (the "***Indenture***"), by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "***Trustee***"). Proceeds from the sale of the Bonds will be used, in part, to fund certain public infrastructure improvements in the development known as "Mustang Lakes" (the "***Development***") located in the City.

The Bonds are being sold to FMSbonds, Inc. (the "***Underwriter***"), pursuant to that certain Bond Purchase Agreement dated January 14, 2025 (the "***Bond Purchase Agreement***"), by and between the City and the Underwriter. This opinion is being delivered pursuant to Section 10(d) of the Bond Purchase Agreement.

All capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Bond Purchase Agreement.

Assumptions and Bases for Opinions and Assurances

In my capacity as general counsel to the Developer, and for purposes of rendering the opinions set forth herein, I have examined originals or copies, certified or otherwise identified to my satisfaction, of:

(a) The following documents being executed, entered into and/or issued, as the case may be, in connection with the issuance of the Bonds:

(1) Developer Letter of Representations;

(2) Closing Certificate of Developer;

(3) The PID Reimbursement Agreement;

(4) The Development Agreement; and

(5) The Continuing Disclosure Agreement of Developer.

The Documents identified as items (1) through (5), inclusive, are hereinafter referred to as the "***Developer Related Documents***."

(b) Certificate of the Developer dated as of the date hereof certifying as to (i) the Developer's organizational documents as such are in effect as of the date hereof (the "***Developer Basic Documents***"); (ii) the resolution of each of Developer, Celina 682 GP Partners, LLC, the General Partner (herein so called) of the Developer and LLC Manager, Inc., the Manager (herein so called) of the General Partner, adopted as of December 13, 2024, authorizing the execution of the Developer Related Documents and related matters; and (iii) certain other matters (the "***Developer Certificate***");

(c) Evidence that the Developer, General Partner and Manager are each authorized to do business in the State of Texas and are in good standing;

(d) The Preliminary Official Statement dated December 16, 2024, relating to the issuance of the Bonds (the "***Preliminary Official Statement***");

(e) The final Official Statement dated January 14, 2025, relating to the issuance of the Bonds (the "***Official Statement***"); and

(f) Such other documents, records, agreements, and certificates of the Developer, General Partner and Manager, and their respective constituent parties, and such other parties as I have deemed necessary or appropriate to enable me to render the opinions expressed below.

In rendering the opinions set forth herein, I have assumed: (i) the due authorization, execution, and delivery of each of the documents referred to in this opinion letter by all parties thereto (other than the authorization, execution, and delivery by the Developer) and that each such document constitutes a valid, binding, and enforceable obligation of each party (other than the Developer) thereto, (ii) all of the parties to the documents referred to in this opinion letter are duly organized, validly existing, in good standing and have the requisite power and authority (corporate, limited liability company, partnership or other) to execute, deliver, and perform its obligations under such documents (except to the extent set forth in my opinions set forth herein regarding due formation, valid existence and power and authority of the Developer to execute, deliver, and perform its obligations under the Developer Related Documents), (iii) each certificate from governmental officials reviewed by me is accurate, complete, and authentic, and all official public records are accurate and complete, (iv) the legal capacity of all natural persons, (v) the genuineness of all signatures (other than those of the Developer in respect of the Developer Related Documents), (vi) the authenticity and accuracy of all documents submitted to me as originals, (vii) the conformity to original documents of all documents submitted to me as photostatic or certified copies, and (viii) that no laws or judicial, administrative, or other action of any Governmental Authority (as defined in Schedule I attached hereto) of any jurisdiction not expressly opined to herein would adversely affect the opinions set forth herein.

Opinions and Assurances

Based solely upon the foregoing, and subject to the assumptions and limitations set forth herein, I am of the opinion that:

1. The Developer is a limited partnership, duly organized, validly existing and in good standing under the laws of the State of Texas, the General Partner is the sole general partner of the Developer and is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Texas, and the Manager is the sole non-Member manager of the General Partner and is a corporation duly organized, validly existing and in good standing under the laws of the State of Texas.

2. The Developer has the requisite power and authority to execute, deliver and perform its obligations under the Developer Related Documents. The execution and delivery by the Developer of each Developer Related Document and the performance by the Developer of its obligations thereunder have been duly authorized by all requisite partnership action on behalf of or on the part of the Developer.

3. The execution and delivery by the Developer of the Developer Related Documents and the performance by the Developer of its obligations under the Developer Related Documents will not (i) violate any Applicable Law (as defined in **Schedule I** attached hereto); (ii) conflict with or result in the breach of any court decree or order of any governmental body identified in the Developer Certificate or otherwise known to me binding upon or affecting the Developer, the conflict with which or breach of which would have a material, adverse effect on the ability of the

Developer to perform its obligations under the Developer Related Documents; or (iii) constitute a violation of its partnership agreement or certificate of formation.

4. No Governmental Approval (as defined in Schedule I attached hereto) which has not been obtained or taken is required to be obtained or taken by Developer on or before the date hereof as a condition to (a) the execution and delivery by the Developer of the Developer Related Documents, or (b) the performance by the Developer of its obligations under the Developer Related Documents, except for Governmental Approvals that may be required to comply with certain covenants contained in the Developer Related Documents (including, without limitation, covenants to comply with applicable laws).

5. The Developer Related Documents have been duly executed and delivered by the Developer and constitute the legal, valid, and binding obligations of the Developer, enforceable against the Developer in accordance with its terms, subject to the following qualifications: (i) the effect of applicable bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting the rights of creditors generally, and (ii) the effect of the exercise of judicial discretion in accordance with general principles of equity (whether applied by a court of law or of equity), and (iii) the effect that enforceability of the indemnification provisions therein may be limited, in whole or in part.

6. There are no actions, suits or proceedings pending or threatened against the Developer identified in the Developer Certificate or otherwise known to me in any court of law or equity, or before or by any governmental instrumentality with respect to (i) its organization or existence or qualification to do business in the State of Texas; (ii) its authority to execute or deliver the Developer Related Documents; (iii) the validity or enforceability against it of such Developer Related Documents or the transactions described therein; (iv) the titles of the parties executing the Developer Related Documents on behalf of Developer; (v) the execution and delivery of the Developer Related Documents on behalf of the Developer; (vi) the operations or financial condition of the Developer that would materially adversely affect those operations or the financial condition of the Developer; or (vii) the acquisition and construction of the property and improvements identified in the Official Statement the cost of which is to be funded or reimbursed, in whole or in part, by proceeds of the Bonds.

7. The execution and delivery of the Developer Related Documents do not, and the transactions described therein may be consummated and the terms and conditions thereof may be observed and performed in a manner that does not, conflict with or constitute a breach of or default under any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Developer is a party or is otherwise subject and which have been identified in the Developer Certificate which violation, breach or default would materially adversely affect the Developer or its performance of its obligations under the transactions described in the Developer Related Documents; nor will any such execution, delivery, adoption, fulfillment, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Developer, except as expressly described in the Developer Related Documents (a) under Applicable Law or (b) under any such loan agreement, indenture, bond note, resolution, agreement, or other instrument.

8. The information set forth in the Preliminary Official Statement and Official Statement under the captions "THE PHASES #2-7 PROJECTS AND THE INITIAL MAJOR IMPROVEMENT PROJECTS," "THE DEVELOPMENT" (except for the information under the subcaption "Outstanding Bonds and PID Reimbursement Obligation"), and, to the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phases #2-7 Projects, the Initial Major Improvement Projects, and the Development (as defined in the Official Statement)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, as of the date thereof.

I express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect. I assume no obligation to supplement this opinion if any applicable laws change after the date of this opinion, or if I become aware of any facts that might change the opinions expressed above after the date of this opinion.

This opinion may not be relied upon by any other person except those specifically addressed in this letter.

Very truly yours,

Schedule I

As used herein, "Applicable Law" means the laws, rules and regulations of the State of Texas and the United States of America and the rules and regulations adopted thereunder; for the avoidance of doubt, the foregoing shall not include any local or municipal laws, environmental laws or regulations, development laws or regulations, land ordinances or water management laws or regulations.

As used herein, "Governmental Approval" means any consent, approval, license, authorization or validation of, or filing, recording or registration with, any Governmental Authority of the State of Texas or any governmental authority or instrumentality of the United States of America pursuant to any Applicable Law.

As used herein, "Governmental Authority" means the government of the State of Texas, and any agency, authority, statewide subdivision instrumentality, regulatory body, court or other entity exercising executive, legislative, judicial, taxing, regulatory or administrative powers or functions of or pertaining to such government.

APPENDIX E

DEVELOPER CLOSING CERTIFICATE

Celina 682 Partners, L.P., a Texas limited partnership (the "Developer"), DOES HEREBY CERTIFY the following as of the date hereof. All capitalized terms not otherwise defined herein shall have the meaning given to such term in the Official Statement.

1. The Developer is a Texas limited partnership organized, validly existing, and in good standing under the laws of the State of Texas.

2. Representatives of the Developer have provided information to the City of Celina, Texas (the "City") and FMSbonds, Inc. (the "Underwriter") to be used in connection with the offering by the City of its $34,084,000 aggregate principal amount of Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project) (the "Bonds"), pursuant to the Preliminary Official Statement, dated December __, 2024 (the "Preliminary Official Statement"), and Official Statement dated January 14, 2025 (the "Official Statement").

3. The Developer has delivered to the Underwriter and the City true, correct, complete, and fully executed copies of the Developer's organizational documents, and such documents have not been amended or supplemented since delivery to the Underwriter and the City and are in full force and effect as of the date hereof.

4. The Developer has delivered to the Underwriter and the City a (i) Certificate of Status from the Texas Secretary of State, and (ii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer.

5. The Developer has executed and delivered each of the below listed documents (individually, a "Developer Document" and collectively, the "Developer Documents") in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms, except as the enforcement thereof may be limited by any applicable bankruptcy, insolvency, moratorium, reorganization or similar laws or equitable principles affecting the rights of creditors generally:

(a) the Developer's Letter of Representations;

(b) the Development Agreement;

(c) the PID Reimbursement Agreement; and

(d) the Continuing Disclosure Agreement of Developer.

6. The Developer owned all of the Assessed Property (as defined in the Service and Assessment Plan) located in the Initial Major Improvement Area and Phases #2-7 of the District

on the dates that the respective Special Assessment Ordinances were adopted and is not an entity that may claim a homestead right under Texas law.

7. The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

8. The Developer has complied in all material respects with all of the Developer's agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

9. The execution and delivery of the Developer Documents by the Developer do not, and the transactions described therein may be consummated and the terms and conditions thereof may be observed and performed in a manner that does not, conflict with or constitute a breach of or default under any loan agreement, indenture, bond, note, resolution, agreement, or other instrument to which the Developer is a party or is otherwise subject which violation, breach, or default would materially adversely affect the Developer or its performance of its obligations under the transactions described in the Developer Documents; nor will any such execution, delivery, adoption, fulfillment, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Developer, except as expressly described in the Developer Documents under (i) applicable law, or (ii) any such loan agreement, indenture, bond, note, resolution, agreement, or other instrument.

10. The execution and delivery of the Developer Documents by the Developer do not violate any judgment, order, writ, injunction or decree binding on the Developer or any indenture, agreement, or other instrument to which the Developer is a party. There are no proceedings pending or threatened in writing before any court or administrative agency against the Developer that is either not covered by insurance or which singularly or collectively would have a material, adverse effect on the ability of the Developer to perform its obligations under the Developer Documents in all material respects or that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Official Statement.

11. The Developer has reviewed and approved the information contained in the Preliminary Official Statement and the Official Statement in the maps therein and under the captions and subcaptions "THE PHASES #2-7 PROJECTS AND THE INITIAL MAJOR IMPROVEMENT PROJECTS," "THE DEVELOPMENT" (except for the information under the subcaption "Outstanding Bonds and PID Reimbursement Obligation"), and, to the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phases #2-7 Projects, the Initial Major Improvement Projects, and the Development (as defined in the Official Statement)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," and "APPENDIX E-2" (collectively, the "Developer Disclosures") and certifies that the information contained in the Developer Disclosures is true and correct and does not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading, as of the date of the Preliminary Official Statement, and as of the date of the Official Statement; provided, however, that the foregoing certification is not a certification as to the

accuracy, completeness or fairness of any of the other statements contained in the Preliminary Official Statement.

12. The Developer has reviewed and approved the information contained in the Developer Disclosures in the Official Statement and certifies that the same is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading, as of the date of the Official Statement and as of the date hereof; provided, however, that the foregoing certification is not a certification as to the accuracy, completeness or fairness of any of the other statements contained in the Official Statement.

13. To the Developer's knowledge, the Developer is in compliance in all material respects with all provisions of applicable law relating to the Developer in connection with the Development. Except as otherwise described in the Official Statement: (a) to the Developer's knowledge, there is no default of any zoning condition, land use permit or development agreement binding upon the Developer or any portion of the Development that would materially and adversely affect the Developer's ability to complete or cause to be completed the development of the property within Phases #2-7 and the Initial Major Improvement Area of the District as described in the Official Statement; and (b) the Developer has no reason to believe that any additional permits, consents and licenses required to complete the development of the property within Phases #2-7 and the Initial Major Improvement Area of the District as and in the manner described in the Official Statement will not be reasonably obtainable in due course.

14. The Developer is not insolvent and has not made an assignment for the benefit of creditors, filed, or consented to a petition in bankruptcy, petitioned or applied (or consented to any third-party petition or application) to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction.

15. The levy of the Special Assessments on property in the District owned by the Developer will not conflict with or constitute a breach of or default under any agreement, mortgage, deed of trust, indenture, or other instrument to which the Developer is a party or to which the Developer or any of its property or assets is subject.

16. The Developer is not in default under any mortgage, trust indenture, lease, or other instrument to which it or any of its assets is subject, which default would have a material and adverse effect on the Bonds or the Developer's ability to perform its obligations under the Developer Documents.

17. The Developer has no knowledge of any physical condition of the Development owned or to be developed by the Developer that currently requires, or currently is reasonably expected to require in the process of development investigation or remediation under any applicable federal, state, or local governmental laws or regulations relating to the environment in any material and adverse respect.

18. The Developer hereby verifies that it does not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a(f), the Developer shall repay the incentives granted herein within 120 days after the date the Developer

is notified by the City of such violation, plus interest at the rate of six percent (6%) compounded annually from the date of violation until paid. Pursuant to Section 2264.101(c), Texas Government Code, a business is not liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee of the business, or by a person with whom the business contracts.

19. The Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"). As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of the Bond Purchase Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the Bond Purchase Agreement, notwithstanding anything in the Bond Purchase Agreement to the contrary.

(i) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(ii) No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of the Bond Purchase Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(iii) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of the Bond Purchase Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(iv) No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of the Bond Purchase Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Dated: February 27, 2025

DEVELOPER:

CELINA 682 PARTNERS, L.P.,
a Texas limited partnership

By: Celina 682 GP Partners, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
its Manager

By: _____
James J. Melino, President

APPENDIX F

LETTERHEAD OF MUNICAP, INC.

February __, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-2784

U.S. Bank Trust Company, National Association
111 Filmore Avenue East
St. Paul, Minnesota 55107

Re: City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of MuniCap, Inc. ("MuniCap," "we," or "our"), consultant in connection with the creation by the City of Celina, Texas (the "City"), of The Lakes at Mustang Ranch Public Improvement District (the "District"), does hereby represent the following:

1. MuniCap has supplied certain information contained in the Preliminary Official Statement for the Bonds, dated December ___, 2024, and the final Official Statement for the Bonds, dated January 14, 2025 (together, the "Official Statement"), relating to the issuance of the Bonds by the City, as described above. The information MuniCap provided for the Official Statement is located (a) under the captions "ASSESSMENT PROCEDURES" and "THE PID ADMINISTRATOR" and (b) in the Service and Assessment Plan (the "SAP") for the City located in APPENDIX C to the Official Statement.

2. At the request of the City, MuniCap has prepared the SAP and acknowledges and agrees that the SAP will be included in the Official Statement for the Bonds.

3. To our professional knowledge and belief, the portions of the Official Statement described in paragraph 1 above do not contain an untrue statement of a material fact as to the information and data set forth therein and do not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

4. We agree to the inclusion of the SAP in the Official Statement and to the use of our name in the Official Statement for the Bonds.

5. We agree that, to the best of our ability, we will inform you immediately should we learn of any event(s) or information of which you are not aware subsequent to the date of this letter

and prior to the actual time of delivery of the Bonds (anticipated to occur on or about February 27, 2025) which would render any such information in the Official Statement untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

6. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representations.

Sincerely yours,

MUNICAP, INC.

By: _____
Its: _____

EXHIBIT C

CONTINUING DISCLOSURE AGREEMENT

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF ISSUER

This Continuing Disclosure Agreement of Issuer, dated as of February 1, 2025 (this "Disclosure Agreement"), is executed and delivered by and among the City of Celina, Texas (the "Issuer"), MuniCap, Inc. (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent (the "Dissemination Agent"), with respect to the Issuer's "Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" (the "Bonds"). The Issuer, the Administrator, and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator, and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust, dated as of February 1, 2025, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, the following capitalized terms shall have the following meanings:

"Additional Obligations" shall have the meaning assigned to such term in the Indenture.

"Administrative Expenses" shall have the meaning assigned to such term in the Indenture.

"Administrator" shall have the meaning assigned to such term in the Indenture. The initial Administrator is MuniCap, Inc.

"Annual Collections Report" shall mean any Annual Collections Report provided by the Issuer pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Annual Collections Report Filing Date" shall mean, for each Fiscal Year succeeding the reporting Fiscal Year, the date that is three (3) months after the Final Assessment Payment Date, which Annual Collections Report Filing Date is currently April 30.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in subsection 4(a) of this Disclosure Agreement.

"Annual Installment" shall have the meaning assigned to such term in the Indenture.

"Annual Issuer Report" shall mean any Annual Issuer Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Annual Issuer Report Filing Date" shall mean, for each Fiscal Year, the date that is six (6) months after the end of the Issuer's Fiscal Year, which Annual Issuer Report Filing Date is currently March 31.

"Annual Service Plan Update" shall have the meaning assigned to such term in the Indenture.

"Business Day" shall have the meaning assigned to such term in the Indenture.

"Collections Reporting Date" shall mean, for each Tax Year, the date that is one (1) month after the Delinquency Date, which Collections Reporting Date is currently March 1.

"Delinquency Date" shall mean February 1 of the year following the year in which the Special Assessments were billed or as may be otherwise defined in Section 31.02 of the Texas Tax Code, as amended.

"Developer" shall mean Celina 682 Partners, L.P., a Texas limited partnership, and its successors and assigns.

"Disclosure Agreement of Developer" shall mean the Continuing Disclosure Agreement of Developer relating to the Bonds, dated as of February 1, 2025, executed and delivered by the Developer, the Administrator, and the Dissemination Agent.

"Disclosure Representative" shall mean the Director of Finance of the Issuer or his or her designee or such other officer or employee as the Issuer may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent, or any successor dissemination agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean The Lakes at Mustang Ranch Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access service currently available on the internet at http://emma.msrb.org.

"Final Assessment Payment Date" shall mean the calendar day preceding the Delinquency Date.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the Issuer's fiscal year, currently the twelve-month period from October 1 through September 30.

"Initial Major Improvement Area" shall have the meaning assigned to such term in the Indenture.

"Listed Events" shall mean any of the events listed in subsection 6(a) of this Disclosure Agreement.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reports pursuant to the Rule.

"Outstanding" shall have the meaning assigned to such term in the Indenture.

"Owner" shall have the meaning assigned to such term in the Indenture.

"Participating Underwriter" shall mean FMSbonds, Inc., and its successors and assigns.

"Phase #7" shall have the meaning assigned to such term in the Indenture.

"Phase #7 Assessments" shall have the meaning assigned to such term in the Indenture.

"Phases #2-7" shall have the meaning assigned to such term in the Indenture.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have the meaning assigned to such term in the Indenture.

"Special Assessments" shall have the meaning assigned to such term in the Indenture.

"Tax Year" means the calendar year, or as may be otherwise defined in Section 1.04 of the Texas Tax Code, as amended.

"Trust Estate" shall have the meaning assigned to such term in the Indenture.

"Trustee" shall have the meaning assigned to such term in the Indenture.

SECTION 3. Provision of Annual Issuer Reports.

(a) For each Fiscal Year, commencing with the Fiscal Year ending September 30, 2025, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in electronic or other format required by the MSRB, not later than the Annual Issuer Report Filing Date, an Annual Issuer Report provided to the Dissemination Agent which is consistent with the requirements of and within the time periods specified in Section 4 of this Disclosure Agreement. The Annual Issuer Report may, but is not required to, include the audited financial statements of the Issuer and the failure to include the audited financial statements as a part of the Annual Issuer Report shall not violate the Issuer's obligations under this Disclosure Agreement provided the Issuer provides its audited financial statements within twelve (12) months of the most recently ended Fiscal Year or, if the audited financial statements are not available within such twelve-month period, the Issuer provides its unaudited financial statements within such twelve-month period,

and provides audited financial statements when and if available. In each case, the Annual Issuer Report may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall file notice of such change (including the date of the new Fiscal Year) with the MSRB prior to the next Annual Issuer Report Filing Date. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Annual Issuer Report Filing Date, the Issuer shall provide the Annual Issuer Report to the Dissemination Agent together with written direction to file such Annual Issuer Report with the MSRB. The Dissemination Agent shall provide such Annual Issuer Report to the MSRB not later than ten (10) days from receipt of such Annual Issuer Report from the Issuer, but in no event later than the Annual Issuer Report Filing Date for such Fiscal Year.

If by the fifth (5th) day before the Annual Issuer Report Filing Date the Dissemination Agent has not received a copy of the Annual Issuer Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Issuer Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Issuer Report no later than two (2) Business Days prior to the Annual Issuer Report Filing Date, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Issuer Report by the Annual Issuer Report Filing Date, state the date by which the Annual Issuer Report for such year will be provided, and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Issuer Report or the notice of failure to file, as applicable, to the MSRB no later than the Annual Issuer Report Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the last Business Day prior to the Annual Issuer Report Filing Date; or the Issuer will notify the Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Issuer Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Issuer Report has been provided to the MSRB pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB prior to the second (2nd) Business Day prior to the Annual Issuer Report Filing Date. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than the last Business Day prior to the applicable Annual Issuer Report Filing Date.

(b) The Issuer shall or shall cause the Dissemination Agent pursuant to written direction to:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Issuer Report Filing Date; and

(ii) file the Annual Issuer Report containing or incorporating by reference the information set forth in Section 4 hereof.

(c) If the Issuer has provided the Dissemination Agent with the completed Annual Issuer Report and the Dissemination Agent has filed such Annual Issuer Report with the MSRB, then the

Dissemination Agent shall provide written confirmation to the Issuer verifying that the Annual Issuer Report has been provided pursuant to this Disclosure Agreement and stating the date it was provided and that it was filed with the MSRB, which report shall include a filing receipt from the MSRB.

SECTION 4. Content and Timing of Annual Issuer Reports. The Annual Issuer Report for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Issuer Report Filing Date, the following:

(a) *Annual Financial Information*. The following Annual Financial Information (any or all of which may be unaudited):

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date(s), the interest rate(s), the original aggregate principal amount(s), the principal amount(s) remaining Outstanding, and the total interest amount due on the aggregate principal amount Outstanding;

(B) The amounts in the funds and accounts securing the Bonds and a description of the related investments; and

(C) The assets and liabilities of the Trust Estate.

(ii) Financial information and operating data with respect to the Issuer of the general type and in substantially similar form to that shown in the tables provided under Sections 4(a)(ii) of Exhibit B attached hereto. Such information shall be provided as of the end of the reporting Fiscal Year;

(iii) Any updates to the Service and Assessment Plan, including the Annual Service Plan Update;

(iv) Until building permits have been issued for parcels or lots representing, in the aggregate, ninety-five percent (95%) of the total Phase #7 Assessments levied within Phase #7, the Annual Financial Information (in the Annual Service Plan Update or otherwise) shall include the number of certificates of occupancy ("COs") issued for new homes completed in Phase #7 during such Fiscal Year and the aggregate number of COs issued for new homes completed within Phase #7 since filing the initial Annual Financial Information for Fiscal Year ending September 30, 2025; and

(v) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) *Audited Financial Statements*. The audited financial statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer and that have been audited by an independent certified public accountant, *but only if* available by the Annual Issuer Report Filing Date. If the audited financial statements of the Issuer are not available within twelve months after the end of the Fiscal Year, the Issuer shall provide notice that the audited financial statements are not available, file unaudited financial

statements within such twelve-month period, and file audited financial statements when prepared and available.

(c) A form for submitting the information described in subsection 4(a) above is attached as Exhibit B hereto. Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information. In all cases, the Issuer shall have the sole responsibility for the content, design, and other elements comprising substantive contents of the Annual Issuer Reports under this Section 4.

SECTION 5. Annual Collections Report.

(a) For each Fiscal Year succeeding the reporting Fiscal Year, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, not later than the Annual Collections Report Filing Date, an Annual Collections Report provided to the Dissemination Agent which complies with the requirements specified in this Section 5; provided that the Issuer may provide the Annual Collections Report as part of the Annual Issuer Report, if such Annual Collections Report is available when the Annual Issuer Report is provided to the MSRB. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Annual Collections Report Filing Date, the Issuer shall provide the Annual Collections Report to the Dissemination Agent together with written direction to file such Annual Collections Report with the MSRB. The Dissemination Agent shall provide such Annual Collections Report to the MSRB not later than ten (10) days from receipt of such Annual Collections Report from the Issuer, but in no event later than the Annual Collections Report Filing Date.

If by the fifth (5th) day before the Annual Collections Report Filing Date the Dissemination Agent has not received a copy of the Annual Collections Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Collections Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Collections Report no later than two (2) Business Days prior to the Annual Collections Report Filing Date, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Collections Report by the Annual Collections Report Filing Date, state the date by which the Annual Collections Report for such year will be provided, and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A hereto; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Collections Report or the notice of failure to file, as applicable, to the MSRB no later than the Annual Collections Report Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the last Business Day prior to the Annual Collections Report Filing Date; or the Issuer will notify the

Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Collections Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Collections Report has been provided to the MSRB pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB prior to the second (2nd) Business Day prior to the Annual Collections Report Filing Date. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than the last Business Day prior to the applicable Annual Collections Report Filing Date.

(b) The Annual Collections Report for the Bonds shall contain, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Collections Report Filing Date, certain financial information and operating data with respect to collection of the Special Assessments of the general type and in substantially similar form to that shown in the tables provided in Exhibit C attached hereto. Such information shall cover the period beginning the first (1st) day of the Fiscal Year succeeding the reporting Fiscal Year through the Collections Reporting Date. If the State Legislature amends the definition of Delinquency Date or Tax Year, the Issuer shall file notice of such change or changes with the MSRB prior to the next Annual Collections Report Filing Date. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Collections Report. In all cases, the Issuer shall have the sole responsibility for the content, design, and other elements comprising substantive contents of the Annual Collections Report under this Section 5.

SECTION 6. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 6, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the Bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Any sale by the Developer of real property within the District in the ordinary course of the Developer's business will not constitute a Listed Event for the purposes of paragraph (10) above.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018. For the avoidance of doubt, the incurrence of Additional Obligations without the filing of a corresponding official statement with the MSRB will constitute the incurrence of a material Financial Obligation for which a notice of a Listed Event in accordance with this Section 6 must be filed with the MSRB.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent to file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than three (3) Business Days immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event; provided, however, the failure of the Issuer to provide timely written notice to the Dissemination Agent in accordance with this paragraph shall not constitute a failure of the Dissemination Agent to comply with the MSRB's ten (10) Business Day filing requirement.

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information.

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made pursuant to this Section 6. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 6 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, promptly, and not more than five (5) Business Days after obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative in writing of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed in writing by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall file a notice of such occurrence with the MSRB no later than two (2) Business Days following the day on which it receives such written instructions. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, any Owner or beneficial owner of any interests in the Bonds, or any other party as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under any of numbers 2, 7, 8 (as to bond calls only), 10, 13, 14, or 15 of subparagraph (a) above is <u>not</u> material under applicable federal securities laws, the Issuer shall promptly, but in no case more than five (5) Business Days after the occurrence of the event, notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

SECTION 7. <u>Termination of Reporting Obligations</u>. The obligations of the Issuer, the Administrator, and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent and the Administrator of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Administrator and the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until they receive written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent and the Administrator may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination

occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to the Bonds under Section 6(a).

SECTION 8. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If the Issuer discharges the Dissemination Agent without appointing a successor Dissemination Agent, the Issuer shall use best efforts to appoint a successor Dissemination Agent within 30 days of such discharge. The Dissemination Agent may resign at any time with 30 days' written notice to the Issuer. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. The Issuer will give prompt written notice to the Developer, or any other party responsible for providing quarterly information pursuant to the Disclosure Agreement of Developer, of any change in the identity of the Dissemination Agent under the Disclosure Agreement of Developer.

SECTION 9. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer, the Administrator, and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested in writing by the Issuer or the Administrator), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, 5, or 6(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Financial Information, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(a), and (ii) the Annual Financial Information for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which

adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Issuer Report, Annual Collections Report, or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Issuer Report, Annual Collections Report, or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Issuer Report, Annual Collections Report, or notice of occurrence of a Listed Event.

SECTION 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and the Dissemination Agent (at the written request of the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction) shall, take such actions as may be necessary and appropriate to cause the Issuer to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance. A default under this Disclosure Agreement shall not be deemed a default under the Disclosure Agreement of Developer and a default under the Disclosure Agreement of Developer shall not be deemed a default under this Disclosure Agreement.

SECTION 12. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to this Disclosure Agreement. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to indemnify and hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only from Special Assessments collected for Administrative Expenses from the property owners in Phase #7, against any losses, expenses, and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability arising under this Disclosure Agreement, but excluding (i) liabilities due to the Dissemination Agent's negligence or willful misconduct, and (ii) liabilities resulting from claims made by the Issuer against the Dissemination Agent; provided, however, that nothing herein shall be construed to require the Issuer to indemnify and hold harmless the Dissemination Agent for losses, expenses or liabilities arising from information provided to the Dissemination Agent by the Developer or the failure of the Developer to provide information to the Dissemination Agent as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive termination of this Disclosure Agreement, resignation or removal of the Dissemination Agent, and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination

Agent is an "obligated person" under the Rule. If the Issuer does not provide the Dissemination Agent with the Annual Issuer Report in accordance with subsection 3(a) or the Annual Collections Report in accordance with subsection 5(a), the Dissemination Agent shall not be responsible for the failure to submit an Annual Issuer Report or an Annual Collections Report, as applicable, to the MSRB. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its duties hereunder, and the Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

The Issuer, the Administrator, and the Dissemination Agent agree that the legal expenses of the Dissemination Agent, which it is expressly entitled to be paid under this paragraph 12(a), are Administrative Expenses.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to hold harmless the Administrator, its officers, directors, employees, and agents, but only from Special Assessments collected for Administrative Expenses from the property owners in Phase #7, against any losses, expenses, and liabilities which the Administrator may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability under this Disclosure Agreement, but excluding (i) liabilities due to the Administrator's negligence or willful misconduct, and (ii) liabilities resulting from claims made by the Issuer against the Administrator; provided, however, that nothing herein shall be construed to require the Issuer to indemnify or hold harmless the Administrator for losses, expenses or liabilities arising from information provided to the Administrator by third parties, or the failure of any third party to provide information to the Administrator as and when required under this Disclosure Agreement, or the failure of the Developer to provide information to the Administrator as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its duties hereunder, and the Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

The Issuer, the Administrator, and the Dissemination Agent agree that the legal expenses of the Administrator, which it is expressly entitled to be paid under this paragraph 12(b), are Administrative Expenses.

(c) UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR, OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY PARTY TO THIS DISCLOSURE AGREEMENT, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION.

SECTION 13. Assessment Timeline. The basic expected timeline for the collection of Special Assessments and the anticipated procedures for pursuing the collection of delinquent Special Assessments is set forth in Exhibit D which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Special Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds, or any other document related to the Bonds.

SECTION 14. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, the Administrator, or the Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officers, agents, or employees of the Issuer, the Administrator, or the Dissemination Agent in other than that person's official capacity.

SECTION 15. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 16. Sovereign Immunity. The Dissemination Agent and the Administrator agree that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 17. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Administrator, the Dissemination Agent, the Participating Underwriter, and the Owners

and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 18. Dissemination Agent and Administrator Compensation. The fees and expenses incurred by the Dissemination Agent and the Administrator for their respective services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent and the Administrator, but only with funds to be provided from the Administrative Expenses component of the Annual Installments collected from the property owners in Phase #7, for the fees and expenses for their respective services rendered in accordance with this Disclosure Agreement.

SECTION 19. Statutory Verifications. The Dissemination Agent and the Administrator, each individually, make the following representation and verifications to enable the Issuer to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or the Administrator, as the case may be, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verifications prior to the expiration or earlier termination of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

(a) *Not a Sanctioned Company*. The Dissemination Agent and the Administrator, each individually, represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent and the Administrator and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) *No Boycott of Israel*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) *No Discrimination Against Firearm Entities*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) *No Boycott of Energy Companies*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

SECTION 20. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted herewith is a completed Form 1295 in connection with the Administrator's participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 21. Governing Law and Venue. This Disclosure Agreement shall be governed by the laws of the State of Texas. Venue of any action to enforce the rights and privileges existing under this Disclosure Agreement shall be brought in the state district court of Denton County, Texas.

SECTION 22. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Issuer, the Administrator, and the Dissemination Agent agree that electronic signatures to this Disclosure Agreement may be regarded as original signatures.

Signature pages follow.

CITY OF CELINA, TEXAS
(as Issuer)

By: _____
City Manager

HTS CONTINUING DISCLOSURE SERVICES,
a division of Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

MUNICAP, INC.
(as Administrator)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE
[ANNUAL ISSUER REPORT] [ANNUAL COLLECTIONS REPORT]
[AUDITED/UNAUDITED FINANCIAL STATEMENTS]

Name of Issuer:	City of Celina, Texas
Name of Bond Issue:	Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project) (the "Bonds")
CUSIP Nos.	[insert CUSIP Nos.]
Date of Delivery:	_____, 20__

NOTICE IS HEREBY GIVEN that the City of Celina, Texas (the "Issuer"), has not provided [an Annual Issuer Report] [an Annual Collections Report] [audited/unaudited financial statements] with respect to the Bonds as required by the Continuing Disclosure Agreement of Issuer dated as of February 1, 2025, by and among the Issuer, MuniCap, Inc., as "Administrator," and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as "Dissemination Agent." The Issuer anticipates that [the Annual Issuer Report] [the Annual Collections Report] [audited/unaudited financial statements] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
on behalf of the City of Celina, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Celina, Texas

EXHIBIT B

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

ANNUAL FINANCIAL INFORMATION[*]

Delivery Date: _____, 20__

CUSIP Nos: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address: _____
City: _____
Telephone: _____
Contact Person: _____

Section 4(a)(i)(A)

BONDS OUTSTANDING

Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount
		Total		

Section 4(a)(i)(B)

INVESTMENTS

Fund/ Account Name	Investment Description	Par Value[(1)]	Book Value[(1)]	Market Value[(1)]

[*] Excluding Audited Financial Statements of the Issuer.
[(1)] According to account balance statement dated as of [insert date] as provided by the Trustee.

Section 4(a)(i)(C)

ASSETS AND LIABILITIES OF TRUST ESTATE

Cash Position of Trust Estate for statements dated September 30, 20[__]		
[List of Funds/Accounts Held Under Indenture]	Amount In the Fund	
Total		A
Bond Principal Amount Outstanding		B
Outstanding Special Assessment Amount to be collected		C
Net Position of Trust Estate and Outstanding Bonds and Special Assessments		A-B+C

September 30, 20[__] Trust Statements: ☐ Audited ☐ Unaudited

Accounting Type: ☐ Cash ☐ Accrual ☐ Modified Accrual

Section 4(a)(ii)

FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AND IN SUBSTANTIALLY SIMILAR FORM PROVIDED IN THE FOLLOWING TABLES AS OF THE END OF THE FISCAL YEAR

Debt Service Requirements on the Bonds

Year Ending (September 30)	Principal	Interest	Total

Top [Five] Special Assessment Payers [(1)]

Property Owner	No. of Parcels/Lots	Percentage of Parcels/Lots	Outstanding Special Assessments	Percentage of Total Special Assessments

[(1)] Does not include those owing less than one percent (1%) of total Special Assessments; may be fewer than five.

Assessed Value of Initial Major Improvement Area and Phases #2-7 of the District

The [YEAR] certified total assessed value for the Assessed Property in the Major Improvement Area and Phases #2-7 of the District is approximately $[AMOUNT] according to the Collin County Central Appraisal District.

[FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AS OF THE END OF THE FISCAL YEAR AND AS OF FEBRUARY 1 OF THE NEXT SUCCEEDING YEAR] *

Foreclosure History Related to the Special Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Delinquent Special Assessment Amount not in Foreclosure Proceedings	Parcels in Foreclosure Proceedings	Delinquent Special Assessment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
	$		$		$
20__					
20__					
20__					
20__					
20__					

[insert any necessary footnotes]

Collection and Delinquency History of Annual Installments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Total Annual Installment Billed	Parcels Levied(1)	Delinquent Amount as of 3/1	Delinquent % as of 3/1	Delinquent Amount as of [9/1]	Delinquent % as of [9/1]	Total Special Assessments Collected(2)
	$		$	%	$	%	$
20__							
20__							
20__							
20__							
20__							

(1) Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.
(2) [Does/does not] include interest and penalties.

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments Due

For the past five Fiscal Years, if the total amount of delinquencies as of September 1 equals or exceeds ten percent (10%) of the amount of Annual Installments due, a list of parcel numbers for which the Annual Installments are delinquent.

Fiscal Year Ended (9/30)	Delinquent % as of 9/1	Parcel Numbers
	%	
20__		
20__		
20__		
20__		
20__		

History of Prepayment of Special Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
		$		$
20__				
20__				
20__				
20__				
20__				

[insert any necessary footnotes]

ITEMS REQUIRED BY SECTION 4(a)(iii) - (v)
[Insert a line item for each applicable listing]

* Include the following bracketed tables if a separate Annual Collections Report will not be prepared.

EXHIBIT C

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2025
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT)

ANNUAL COLLECTIONS REPORT

Delivery Date: _____, 20__

CUSIP Nos: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address: [_____]
City: [_____, Texas _____]
Telephone: (___) ___-____
Contact Person: Attn: _____

SELECT FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE COLLECTION OF SPECIAL ASSESSMENTS COVERING THE PERIOD BEGINNING WITH THE FIRST DAY OF THE FISCAL YEAR SUCCEEDING THE REPORTING FISCAL YEAR THROUGH THE COLLECTIONS REPORTING DATE PROVIDED IN COMPLIANCE WITH SUBSECTION 5(A) OF THE ISSUER'S DISCLOSURE AGREEMENT

Foreclosure History Related To The Annual Installments[(1)]

Succeeding Fiscal Year	Delinquent Annual Installment Amount not in Foreclosure Proceedings	Parcels in Foreclosure Proceedings	Delinquent Annual Installment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
20__	$		$		$

(1) Period covered includes October 1, 20__ through March 1, 20__.

Collection and Delinquency of Annual Installments [1]

Succeeding Fiscal Year	Total Annual Installments Levied	Parcels Levied[2]	Delinquent Amount as of 3/1	Delinquent % as of 3/1	Total Annual Installments Collected[3]
20__	$		$	%	$

[1] Period covered includes October 1, 20__ through March 1, 20__.

[2] Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

[3] [Does/does not] include interest and penalties.

Prepayment of Special Assessments[1]

Succeeding Fiscal Year	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
		$		$

[1] Period covered includes October 1, 20__ through March 1, 20__.

EXHIBIT D

BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES[1]

Date	Delinquency Clock (Days)	Activity
January 31		Special Assessments are due.
February 1	1	Special Assessments delinquent if not received.
	15	Upon receipt, but no later than February 15, Issuer forwards payment to Trustee for all collections received, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies. Administrator should be aware if Reserve Fund needs to be utilized for debt service payments during the corresponding Fiscal Year. Issuer and Administrator should determine if previously collected surplus funds, if any, plus actual Annual Installment collections will be fully adequate for debt service in the corresponding March and September.
March 1	29/30	Trustee pays bond interest payments to Owners.
April 1	59/60	At this point, if total delinquencies are under 5% and if there is adequate funding in the Pledged Revenue Fund for transfer to the Principal and Interest Account for full September payments, no further action is anticipated for collection of Special Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency. Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent in writing of the occurrence of draw on the Reserve Fund and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw or the Reserve Fund.
July 1	**152/153**	**If there are over 5% delinquencies or if there is insufficient funding in the Pledged Revenue Fund for**

[1] Illustrates anticipated dates and procedures for pursuing the collection of delinquent Annual Installments of Special Assessments, which dates and procedures shall be in accordance with Chapters 31, 32, 33, and 34, Texas Tax Code, as amended (the "Code"), and the Tax Assessor/Collector's procedures, and are subject to adjustment by the Issuer. If the collection and delinquency procedures under the Code are subsequently modified, whether due to an executive order of the Governor of Texas, an amendment to the Code, or otherwise, such modifications shall control.

		transfer to the Principal and Interest Account of such amounts as shall be required for the full September payment, Issuer and/or Administrator to notify Dissemination Agent in writing for inclusion in the next Annual Report. **Preliminary Foreclosure activity commences in accordance with Tax Assessor/Collector's procedures.** If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from the Issuer. If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, Dissemination Agent requests that the Issuer commence foreclosure or provide plan for collection.
August 15	197/198	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent and the Trustee. The goal for the foreclosure actions is a filing by no later than August 15 (day 197/198). **Foreclosure action to be filed with the court as soon as practicable, in accordance with the Tax Assessor/Collector's procedures**. **Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status in writing for inclusion in next Annual Report**.

A committee of not less than twenty-five percent (25%) of the Owners may request a meeting with the Issuer to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day thirty (30) if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed five percent (5%), Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Annual Installments of Special Assessments.

EXHIBIT D

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

January 13, 2015
As updated for Phase #2 on December 13, 2016, updated for Phase #3 on December 10, 2019, updated for Phase #4 on July 14, 2020, amended and restated for Phase #1 Refunding on August 11, 2020, updated for Phase #5 on June 8, 2021, updated for Phase #6 on June 14, 2022, updated for Phase #7 on February 14, 2023, and updated for Phases #2-9 Refunding and Improvement Bonds and Phases #8-9 Improvement Bonds on January 14, 2025.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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EXHIBIT 2 – CONSOLIDATED SUMMARY OF ASSESSMENTS FOR PHASES #2-9 MAJOR IMPROVEMENT AREA INITIAL PROJECTS AND PHASES #2-7 PROJECTS

RECITALS

WHEREAS, a petition was submitted by the petitioners and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district then located in the extraterritorial jurisdiction of the City to be known as The Lakes at Mustang Ranch Public Improvement District (the "PID"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District ("CCAD"), and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the PID; and

WHEREAS, on February 11, 2008, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on March 10, 2008, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2008-06R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services and also made findings and determinations relating to the Actual Costs of certain Authorized Improvements; and

WHEREAS, on March 27, 2008, the City published notice of its authorization of the PID in the McKinney Courier-Gazette and the Celina Record, newspapers of general circulation in Collin County, the City and the extraterritorial jurisdiction of the City, respectively; and

WHEREAS, no written protests of the PID from any owners of record of property within the PID were filed with the City Secretary within 20 days after March 27, 2008; and

WHEREAS, on November 18, 2014, the City Council by Resolution 2014-60R (i) approved a preliminary service and assessment plan prepared in accordance with Sections 372.13 and 372.14 of the PID Act that determined the costs of certain authorized improvements for the benefit of "Phase #1" and "Phases #2-9" of the PID, including proposed assessment rolls, as required by Section 372.016(a) of the PID Act; (ii) directed the City Secretary to file said proposed assessment rolls and to make both available for public inspection as required by Section 372.016(b); (iii) called a special meeting and public hearing for December 9, 2014, for the purpose of hearing and passing on any objections to the proposed assessments shown on the proposed Phase #1 Assessment Roll and Phases #2-9 Major Improvement Area Assessment Roll; and (iv) directed the City Secretary to publish and mail notice of such December 9, 2014 public hearing as required by Section 372.016(b) of the PID Act; and

WHEREAS, after publishing and mailing notice as require by the PID Act, the City Council convened the hearing on December 9, 2014 and then the City Council recessed such public hearing until January 13, 2015; and

WHEREAS, on January 13, 2015, the City Council reconvened the public hearing first opened on December 9, 2014, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved Ordinance No. 2015-02 (the "Phase #1 Assessment Ordinance") which approved and accepted the Service and Assessment Plan dated January 13, 2015 (the "Original Service and Assessment Plan") in conformity with the requirements of the PID Act, and levied the Assessments on Phase #1, as provided in the Service and Assessment Plan and the Phase #1 Assessment Roll and approved Ordinance No. 2015-03 (the "Phases #2-9 Assessment Ordinance") which approved and accepted the Original Service and Assessment Plan in conformity with the requirements of the PID Act, and levied the Assessments on Phases #2-9, as provided in the Original Service and Assessment Plan and the Phases #2-9 Major Improvement Area Assessment Roll; and

WHEREAS, the City levied Assessments on Phase #1 on the Phase #1 Assessed Property for the Phase #1 Improvements (as defined in the Original Service and Assessment Plan) and levied Assessments on the Phases #2-9 of the Phases #2-9 Major Improvement Area Assessed Property for the major improvements allocable to Phases #2-9 Major Improvement Area of the PID (the "Phases #2-9 Major Improvement Area Initial Projects") described in Section III of the Original Service and Assessment Plan, constructed and installed in accordance with the Original Service and Assessment Plan, as amended or updated from time to time; and

WHEREAS, the Assessments on Phase #1 and the Assessments on Phases #2-9 each included a "City Improvement Portion" related to certain water and sewer major improvements as described in Section III of the Original Service and Assessment Plan (the "2015 CCMI Assessment"); and

WHEREAS, the City Council has previously issued the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project) (the "Phase #1 Bonds"), which are secured by the Assessments on Phase #1 (excluding the portion of the 2015 CCMI Assessment allocable to Phase #1) which were levied against the assessable property located within the first construction phase of the District ("Phase #1"); and

WHEREAS, the City Council has previously issued the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project) (the "Phases #2-9 Major Improvement Area Bonds", and together with the Phase #1 Bonds, the "2015 PID Bonds"), which are secured by the Assessments on the Phases #2-9 (excluding the portion of 2015 CCMI Assessment allocable to Phases #2-9 Major Improvement Area) which were levied against the assessable property outside of Phase #1 of the District ("Phases #2-9 Major Improvement Area"); and

WHEREAS, in connection with the 2015 PID Bonds, the City Council approved Resolution No. 2015-01R on January 13, 2015, authorizing that certain "*Reimbursement*

Agreement – The Lakes at Mustang Ranch Public Improvement District", effective January 13, 2015, by and between the Developer and the City in which the Developer agrees to fund the costs of Authorized Improvements that specially benefit the assessable property within the PID and the City agrees to reimburse the Developer for a portion of such costs funded by the Developer with interest as permitted by Section 372.023(d)(1) of the Act; and

WHEREAS, on December 13, 2016, the City Council adopted Ordinance No. 2016-84, recorded as Document No. 2022022500314270 in the real property records of the County on February 25, 2022, that approved an update to the Original Service and Assessment Plan and levied assessments on Phase #2 for the Phase #2 Improvements; and

WHEREAS, on December 10, 2019, the City Council adopted Ordinance No. 2019-51, recorded as Document No. 20200102000005770 in the real property records of the County on January 2, 2020, that approved an update to the Original Service and Assessment Plan, as previously updated, and levied assessments on Phase #3 for the Phase #3 Improvements; and

WHEREAS, on July 14, 2020, the City Council adopted Ordinance No. 2020-50, recorded as Document No. 20200716001107540 in the real property records of the County on July 16, 2020, that approved an update to the Original Service and Assessment Plan, as previously updated, and levied assessments on Phase #4 for the Phase #4 Improvements; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding a series of Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the trustee under the indenture of trust related to the refunded bonds, the proceeds of such refunding bonds, together with other available finds, in an amount sufficient to provide for the payment or redemption of such refunded bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds; and

WHEREAS, the City Council has previously issued revenue bonds, in accordance with the PID Act and Chapter 1207, Texas Government Code, as amended, to refund the Phase #1 Bonds, such bonds are entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" (the "Phase #1 Refunding Bonds"), such Phase #1 Refunding Bonds are payable solely from the Phase #1 Assessment Revenue and other funds pledged under the Indenture related to the Phase #1 Refunding Bonds to the payment of the Phase #1 Refunding Bonds and for the purposes set forth in the Indenture related to the Phase #1 Refunding Bonds; and

WHEREAS, in connection with the Phase #1 Refunding Bonds, the City Council approved an amendment and restatement to the Original Service and Assessment Plan, as it had been previously updated (the "2020 Amended and Restated Service and Assessment Plan"), and pursuant to direction from the Administrator that the conditions required for completely reducing the 2015 CCMI Assessments, the City has formally released the 2015 CCMI Assessment portion of the Phase #1 Assessment and the Phases #2-9 Assessment; and

WHEREAS, on June 8, 2021, the City Council adopted Ordinance No. 2021-48, recorded as Document No. 20211221002567660 in the real property records of the County on December 21, 2021, that approved an update to the 2020 Amended and Restated Service and Assessment Plan (the "2021 Amended and Restated Service and Assessment Plan") and levied Assessments on Phase #5 for the Phase #5 Improvements; and

WHEREAS, on June 14, 2022, the City Council adopted Ordinance No. 2022-68, recorded as Document No. 2022000095835 in the real property records of the County on June 17, 2022 and re-recorded as Document No. 2022000098447 in the real property records of the County on June 23, 2022, that approved an update to the 2021 Amended and Restated Service and Assessment Plan (the "2022 Amended and Restated Service and Assessment Plan"), as previously updated, and levied Assessments on Phase #6 for the Phase #6 Projects; and

WHEREAS, on February 14, 2023 the City Council adopted Ordinance No. 2023-12, recorded as Document No. 2023000015419 in the real property records of the County on February 16, 2023, that approved an update to the 2022 Amended and Restated Service and Assessment Plan (the "2023 Amended and Restated Service and Assessment Plan"), as previously updated, and levied Assessments on Phase #7 for the Phase #7 Projects; and

WHEREAS, the City is authorizing the (i) issuance of the Phases #2-9 Refunding and Improvement Bonds to refund the Phases #2-9 Major Improvement Area Bonds, and to acquire a portion of the Phases #2-9 Major Improvement Area Initial Projects secured under the Reimbursement Agreement and to acquire the Phase #2 Improvements, the Phase #3 Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Projects, and the Phase #7 Projects secured under the Reimbursement Agreement; and (ii) the levy of Assessments on benefitted property within Phases #8-9 and the issuance of the Phases #8-9 Improvement Bonds to acquire a portion of the Phases #8-9 Projects on January 14, 2025; and

NOW, THEREFORE, the 2023 Amended and Restated Service and Assessment Plan, as previously updated, is further updated for the issuance of the Phases #2-9 Refunding and Improvement Bonds, the levy of Assessments on benefitted property within Phases #8-9, and the issuance of the Phases #8-9 Improvement Bonds (as updated, the "Service and Assessment Plan") as follows:

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On March 10, 2008 the City Council of the City of Celina, Texas passed Resolution No. 2008-06R approving and authorizing the creation of The Lakes at Mustang Ranch Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in the PID, all of which is located within the City, with authorization that became effective following the publication of such resolution on March 27, 2008.

The property in the PID is proposed to be developed in approximately nine phases, and the Assessments are levied against property within each phase or phases to finance public improvements for each phase as each phase is developed. Assessments have been and are being imposed on all property in the PID for the public improvements that benefit the entire PID and on the property in each phase for the public improvements to be provided for that phase. Additionally, certain improvements that benefit the entire PID and certain improvements that benefit property within each phase will be paid for by the Developer without reimbursement.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Service and Assessment Plan has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix D.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter". The Assessment Rolls for the PID are included as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, Appendix M, and Appendix N of this Service and Assessment Plan. The Assessments, as shown on each applicable Assessment Roll are based on

the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest Component" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on the Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve" means, with respect to the Bonds, a reserve account to be funded from Additional Interest Component collected each year as more fully described in Section V.H of this Service and Assessment Plan.

"Additional Major Improvements" mean the Authorized Improvements which benefit all Assessed Property within the PID, which were not part of the Initial Major Improvements, and which are described in Section III.C. Assessments have been or are being levied against property within Phase #6, Phase #7 and Phases #8-9 only to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #6, Phase #7 and Phases #8-9, respectively. The Actual

Costs of the Additional Major Improvements allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 will be paid by the Developer without reimbursement.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any Trust Indenture relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments, including interest, as shown on the Assessment Rolls attached hereto as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, Appendix M, and Appendix N as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the amount collected as a part of an Annual Installment related to a series of Bonds, as the Additional Interest Component for the Additional Interest Reserve described in Section V of this Service and Assessment Plan; and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in the applicable Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation

upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the respective Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means, as applicable, the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, the Phase #7 Assessment Roll, or the Phases #8-9 Assessment Roll, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"Budgeted Cost(s)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, Texas.

"City Council" means the duly elected governing body of the City.

"Consolidated Summary of Assessments for Phases #2-7 Projects" means the document included in this Service and Assessment Plan as Exhibit 1, which restates the assessments expected to be collected from the Phases #2-7 Assessed Property, and which relate to Phases #2-7 Projects, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area Initial Projects and Phases #2-7 Projects" means the document included in this Service and Assessment Plan as Exhibit 2, which restates the assessments expected to be collected from the Phases #2-9 Major Improvement Area Assessed Property and from the Phases #2-7 Assessed Property, which relate to the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-7 Projects combined, and which secures the Phases #2-9 Refunding and Improvement Bonds,

as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"County" means Collin County, Texas.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means Celina 682 Partners, L.P., a Texas limited partnership.

"Equivalent Units" mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix E attached hereto.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowners' association.

"Initial Major Improvements" mean the Authorized Improvements which benefit all Assessed Property (excluding the Additional Major Improvements) within the PID and are described in Section III.B.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of the County.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix E. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, Lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the City Council.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.K.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax

purposes or by lot and block number in a final subdivision plat recorded in the real property records of Collin County.

"Phase" means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Bonds or upon the incurrence of an obligation under the Reimbursement Agreement related to such Phase for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

"Phase #1" means the initial Phase to be developed, identified as "Phase #1" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

"Phase #1 Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to Phase #1, which are described in Section III.C. The costs of the Phase #1 Additional Projects were paid for by the Developer without reimbursement.

"Phase #1 Assessed Property" means all Parcels within Phase #1 against which an Assessment relating to the Phase #1 Initial Projects is levied, as shown in the Phase #1 Assessment Roll.

"Phase #1 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Initial Projects.

"Phase #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #1 Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Improvement District Phase #1 Project)" that were secured by Phase #1 Assessment Revenues and which have been refunded by the Phase #1 Refunding Bonds.

"Phase #1 Improvements" mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.D.

"Phase #1 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #1 and (ii) the Phase #1 Improvements, which are described in Section III.

"Phase #1 Refunding Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" issued by the City to refund the Phase #1 Bonds relating to the Phase #1 Initial Projects.

"Phase #2" means the second Phase to be developed, identified as "Phase #2" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Phase #2 Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to Phase #2, which are described in Section III.C. The costs of the Phase #2 Additional Projects were paid for by the Developer without reimbursement.

"Phase #2 Assessed Property" means all Parcels within Phase #2 against which an Assessment relating to the Phase #2 Improvements is levied, as shown in the Phase #2 Assessment Roll.

"Phase #2 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #2 Improvements.

"Phase #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of the Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #2 Improvements" mean the Authorized Improvements which only benefit Phase #2 Assessed Property and are described in Section III.E.

"Phase #2 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #2, and (ii) the Phase #2 Improvements, which are described in Section III.

"Phase #3" means the third Phase to be developed, identified as "Phase #3" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix I.

"Phase #3 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #3, which are described in Section III.C. The costs of the Phase #3 Additional Projects were paid for by the Developer without reimbursement.

"Phase #3 Assessed Property" means all Parcels within Phase #3 against which an Assessment relating to the Phase #3 Improvements is levied, as shown in the Phase #3 Assessment Roll.

"Phase #3 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #3 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #3 Improvements.

"Phase #3 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix I**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the

issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #3 Improvements" mean the Authorized Improvements which only benefit Phase #3 Assessed Property and are described in Section III.F.

"Phase #3 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #3, and (ii) the Phase #3 Improvements, which are described in Section III.

"Phase #4" means the fourth Phase to be developed, identified as "Phase #4" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix J.

"Phase #4 Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to Phase #4, which are described in Section III.C. The costs of the Phase #4 Additional Projects were paid for by the Developer without reimbursement.

"Phase #4 Assessed Property" means all Parcels within Phase #4 against which an Assessment relating to the Phase #4 Improvements is levied, as shown in the Phase #4 Assessment Roll.

"Phase #4 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #4 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #4 Improvements.

"Phase #4 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix J**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #4 Improvements" mean the Authorized Improvements which only benefit Phase #4 Assessed Property and are described in Section III.G.

"Phase #4 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #4, and (ii) the Phase #4 Improvements, which are described in Section III.

"Phase #5" means the fifth Phase to be developed, identified as "Phase #5" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown on the Final Plat Mustang Lakes Phase Five approved by the City on August 10, 2021, and recorded in the real property records of the County as Document No. 20210811010002910 on August 11, 2021.

"Phase #5 Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to Phase #5, which are described in Section III.C. The costs of the Phase #5 Additional Projects were paid for by the Developer without reimbursement.

"Phase #5 Assessed Property" means all Parcels within Phase #5 against which an Assessment relating to the Phase #5 Improvements is levied, as shown in the Phase #5 Assessment Roll.

"Phase #5 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #5 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #5 Improvements.

"Phase #5 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix K**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #5 Improvements" mean the Authorized Improvements which only benefit Phase #5 Assessed Property and are described in Section III.H.

"Phase #5 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #5, and (ii) the Phase #5 Improvements, which are described in Section III.

"Phase #6" means the sixth Phase to be developed, identified as "Phase #6" and generally shown in the PID map in Appendix A, and as described in the legal description for Phase #6 in Appendix A.

"Phase #6 Assessed Property" means all Parcels within Phase #6 against which an Assessment relating to the Phase #6 Projects is levied, as shown in the Phase #6 Assessment Roll.

"Phase #6 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #6 Assessed Property, or the Annual Installments thereof, for the Phase #6 Projects.

"Phase #6 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix L**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #6 Improvements" mean the Authorized Improvements which only benefit Phase #6 Assessed Property and are described in Section III.I.

"Phase #6 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phase #6.

"Phase #6 Projects" mean (i) the pro rata portion of the Additional Major Improvements allocable to Phase #6, and (ii) the Phase #6 Improvements, which are described in Section III.

"Phase #7" means the seventh Phase to be developed, identified as "Phase #7" and generally shown in the PID map in Appendix A, and as described in the legal description for Phase #7 in Appendix A.

"Phase #7 Assessed Property" means all Parcels within Phase #7 against which an Assessment relating to the Phase #7 Projects is levied, as shown in the Phase #7 Assessment Roll.

"Phase #7 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #7 Assessed Property, or the Annual Installments thereof, for the Phase #7 Projects.

"Phase #7 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix M**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Phases #2-9 Refunding and Improvement Bonds or in connection with any Annual Service Plan Update.

"Phase #7 Improvements" mean the Authorized Improvements which only benefit Phase #7 Assessed Property and are described in Section III.J.

"Phase #7 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phase #7.

"Phase #7 Projects" mean (i) the pro rata portion of the Additional Major Improvements allocable to Phase #7, and (ii) the Phase #7 Improvements, which are described in Section III.

"Phases #2-7 Assessed Property" means collectively all Parcels within the Phase #2 Assessed Property, Phase #3 Assessed Property, Phase #4 Assessed Property, Phase #5 Assessed Property, Phase #6 Assessed Property, and the Phase #7 Assessed Property.

"Phases #2-7 Projects" mean (i) the Phase #2 Improvements, (ii) the Phase #3 Improvements, (iii) the Phase #4 Improvements, (iv) the Phase #5 Improvements, (v) the Phase #6 Projects, and (vi) the Phase #7 Projects.

"Phases #2-9 Major Improvement Area" means the property within the PID excluding Phase #1 which is to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

"Phases #2-9 Major Improvement Area Additional Projects" mean the pro rata portion of the Additional Major Improvements allocable to the Phases #2-9 Major Improvement Area and are described in Section III.C.

"Phases #2-9 Major Improvement Area Assessed Property" means, for any year, all Parcels within the PID against which an Assessment relating to the Phases #2-9 Major Improvement Area Initial Projects is levied.

"Phases #2-9 Major Improvement Area Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against the Phases #2-9 Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Phases #2-9 Major Improvement Area Initial Projects.

"Phases #2-9 Major Improvement Area Assessment Roll" means the document included in this Service and Assessment Plan as Appendix F, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #2-9 Major Improvement Area Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project)" previously issued by the City to finance the Phase #2-9 Major Improvement Area Initial Projects and which are being refunded by the Phases #2-9 Refunding and Improvement Bonds.

"Phases #2-9 Major Improvement Area Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to the Phases #2-9 Major Improvement Area and are described in Section III.B.

"Phases #2-9 Refunding and Improvement Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project)" that are secured by the Phase #2 Assessment Revenues, the Phase #3 Assessment Revenues, the Phase #4 Assessment Revenues, the Phase #5 Assessment Revenues, the Phase #6 Assessment Revenues, the Phase #7 Assessment Revenues, and the Phases #2-9 Major Improvement Area Assessment Revenues.

"Phases #8-9" means the eighth Phase to be jointly developed, identified as "Phases #8-9" and generally shown in the PID map in Appendix A, and as described in the legal description for Phases #8-9 in Appendix A.

"Phases #8-9 Assessed Property" means all Parcels within Phases #8-9 against which an Assessment relating to the Phases #8-9 Projects are being levied, as shown in the Phases #8-9 Assessment Roll.

"Phases #8-9 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phases #8-9 Assessed Property, or the Annual Installments thereof, for the Phases #8-9 Projects.

"Phases #8-9 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix N**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #8-9 Improvements" mean the Authorized Improvements which only benefit Phases #8-9 Assessed Property and are described in Section III.K.

"Phases #8-9 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phases #8-9.

"Phases #8-9 Projects" mean (i) the pro rata portion of the Additional Major Improvements allocable to Phases #8-9, and (ii) the Phases #8-9 Improvements, which are described in Section III.

"Phases #8-9 Improvement Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project) that are secured by Phases #8-9 Assessment Revenues.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"Planned Development Regulations" mean the development regulations included as Exhibit D to the Amended and Restated Development Agreement dated as of October 23, 2014, and recorded in the Official Public Records of Collin County, Texas, on November 7, 2014, at document number 20141107001222280.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property, real property, right-of-way and easements within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means that certain Reimbursement Agreement – The Lakes at Mustang Ranch Public Improvement District, effective January 13, 2015, by and between the Developer and the City in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by Section 372.023(d)(1) of the Act. Following the issuance of the Phases #2-9 Refunding and Improvement Bonds and the Phases #8-9 Improvement Bonds, all outstanding obligations under the Reimbursement Agreement will be satisfied when paid in accordance with the Reimbursement Agreement and the respective Indentures relating to such Bonds; and following the completion of all the Authorized Improvements and the satisfaction of such outstanding obligations, the Reimbursement Agreement will be terminated in accordance with its terms.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be updated and/or amended from time to time.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is located within the City limits and contains approximately 682 acres of land. A map of the property and each Phase within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,701 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to property within the PID. The estimated number of Lots (1,701) and the classification of each Lot are based upon the revised development plan.

The overall development plan that was last revised in 2024 is shown Table II-A.

Table II-A
Proposed Development – Last Revised 2024

Lot Type	Quantity	Measurement
Single Family – One acre	33	Units
Single Family – 100 Ft	60	Units
Single Family – 86 Ft	281	Units
Single Family – 74 Ft	359	Units
Single Family – 65 Ft	167	Units
Single Family – 60 Ft	325	Units
Single Family – 50 Ft	343	Units
Single Family – 40 Ft	73	Units
Single Family – 35 Ft	60	Units
Total	**1,701**	**Units**

B. PROPERTY INCLUDED IN THE PHASES #2-9 MAJOR IMPROVEMENT AREA

The Phases #2-9 Major Improvement Area consists of approximately 504 acres and is projected to contain 1,366 single family residential units (including the 360 units in Phase #2, 195 single units in Phase #3, 9 units in Phase #4, 97 units in Phase #5, 257 units in Phase #6, 171 units in Phase #7, and 277 in Phases #8-9, as shown in Table II-B and in Appendix A.

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Table II-B
Phases #2-9 Major Improvement Area – Proposed Development

Lot Type	Quantity	Measurement
Single Family – One acre	15	Units
Single Family – 100 Ft	60	Units
Single Family – 86 Ft	233	Units
Single Family – 74 Ft	303	Units
Single Family – 65 Ft	167	Units
Single Family – 60 Ft	221	Units
Single Family – 50 Ft	234	Units
Single Family – 40 Ft	73	Units
Single Family – 35 Ft	60	Units
Total	**1,366**	**Units**

C. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 178 acres and contains 335 single family residential units, as shown in Table II-C and in Appendix A.

Table II-C
Phase #1 Development

Lot Type	Quantity	Measurement
Single Family – One acre	18	Units
Single Family – 86 Ft	48	Units
Single Family – 74 Ft	56	Units
Single Family – 60 Ft	104	Units
Single Family – 50 Ft	109	Units
Total	**335**	**Units**

D. PROPERTY INCLUDED IN PHASE #2

Phase #2 consists of approximately 104 acres and contains 360 single family residential units, as shown in Table II-D and in Appendix A.

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Table II-D
Phase #2 Development

Lot Type	Quantity	Measurement
Single Family – 100 Ft	4	Units
Single Family – 86 Ft	49	Units
Single Family – 74 Ft	68	Units
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	171	Units
Total	**360**	**Units**

E. Property Included in Phase #3

Phase #3 consists of approximately 72 acres and contains 195 single family residential units, as shown in Table II-E and in Appendix A.

Table II-E
Phase #3 Development

Lot Type	Quantity	Measurement
Single Family – 86 Ft	25	Units
Single Family – 74 Ft	88	Units
Single Family – 60 Ft	82	Units
Total	**195**	**Units**

F. Property Included in Phase #4

Phase #4 consists of approximately 3.007 acres and contains 9 single family residential units, as shown in Table II-F and in Appendix A.

Table II-F
Phase #4 Development

Lot Type	Quantity	Measurement
Single Family – 86 Ft	2	Units
Single Family – 74 Ft	3	Units
Single Family – 60 Ft	2	Units
Single Family – 50 Ft	2	Units
Total	**9**	**Units**

G. Property Included in Phase #5

Phase #5 consists of approximately 35.835 acres and contains 97 single family residential units, as shown in Table II-G and in Appendix A.

Table II-G
Phase #5 Development

Lot Type	Quantity	Measurement
Single Family – One acre[1]	1	Units
Single Family – 86 Ft	58	Units
Single Family – 65 Ft	38	Units
Total	**97**	**Units**

[1]The one-acre lot within Phase #5 does not benefit from the Phase #5 Improvements and therefore has only been assessed for costs related to the Phases #2-9 Major Improvement Area Initial Projects and is not included in the Phase #5 Assessment Roll.

H. PROPERTY INCLUDED IN PHASE #6

Phase #6 consists of approximately 64.337 acres and contains 257 single family residential units, as shown in Table II-H and in Appendix A.

Table II-H
Phase #6 Development

Lot Type	Quantity	Measurement
Single Family – 74 Ft	61	Units
Single Family – 60 Ft	69	Units
Single Family – 50 Ft	61	Units
Single Family – 40 Ft	66	Units
Total	**257**	**Units**

I. PROPERTY INCLUDED IN PHASE #7

Phase #7 consists of approximately 100.467 acres and is projected to contain 171 single family residential units, as shown in Table II-I and in Appendix A.

Table II-I
Phase #7 Proposed Development

Lot Type	Quantity	Measurement
Single Family – One-Acre Ft	14	Units
Single Family – 100 Ft	54	Units
Single Family – 86 Ft	33	Units
Single Family – 74 Ft	39	Units
Single Family – 65 Ft	31	Units
Total	**171**	**Units**

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J. PROPERTY INCLUDED IN PHASES #8-9

Phases #8-9 consists of approximately 103.865 acres and is projected to contain 277 single family residential units, as shown in Table II-J and in Appendix A.

Table II-J
Phases #8-9 Proposed Development

Lot Type	Quantity	Measurement
Single Family – 100 Ft	2	Units
Single Family – 86 Ft	66	Units
Single Family – 74 Ft	44	Units
Single Family – 65 Ft	98	Units
Single Family – 40 Ft	7	Units
Single Family – 35 Ft	60	Units
Total	**277**	**Units**

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or streets, any other roadways, or their rights-of-way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements as described in Appendix B and shown on the diagrams included as Appendix C should be undertaken by the City for the benefit of the property within the PID.

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The Initial Major Improvements benefit the entire PID. The Actual Costs of the Initial Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Initial Major Improvements are shown in Table III-A.

Roadway Improvements:

The roadway portion of the Initial Major Improvements includes clearing, grubbing, excavation of streets and right of ways, construction of lime treated subgrade and reinforced concrete street pavements, deceleration lanes, turn lanes, sidewalks and retaining walls. The roadway improvements include an allocable share of perimeter road improvements. The roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Initial Major Improvements includes water mains of various diameters, generally, 8-12 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances. The water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Initial Major Improvements includes sanitary sewer mains of various diameters, which are PVC pipe, manholes, service lines, clean-outs, and other sewer main appurtenances. The sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Initial Major Improvements includes pre-development erosion control, silt fences, rock check dams, sedimentation basins, and drainage structures, various size reinforced concrete pipes, curb inlets, pre-cast headwalls, detention structures and trench safety. The storm drainage collection system improvements have been constructed according to City standards.

Table III-A
Initial Major Improvement Costs

Authorized Improvements	Total Initial Major Improvement Costs	Phase #1 Allocated Amount[1]	Phases #2-9 Major Improvement Area Allocated Amount[1]
Roadway Improvements	$10,366,268	$1,988,018	$8,378,250
Water improvements	$918,591	$176,165	$742,426
Sanitary sewer improvements	$1,651,669	$316,753	$1,334,916
Storm drainage improvements	$1,768,948	$339,245	$1,429,703
Soft and miscellaneous costs[2]	$427,195	$81,926	$1,692,977
Total Authorized Improvements	**$15,132,671**	**$2,902,107**	**$13,578,272**

[1]Allocation of Initial Major Improvements are based on the methodologies described in Section V.C and shown in Table V-A.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

The Additional Major Improvements benefit the entire PID. The Budgeted Costs of the Additional Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Assessments have been levied against property within Phase #6 and Phase #7 and are being levied against property within Phases #8-9 to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #6, Phase #7, and Phases #8-9, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 will be paid by the Developer without reimbursement.

The Additional Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Additional Major Improvements are shown in Table III-B.

Roadway Improvements:

The roadway portion of the Additional Major Improvements includes clearing, grubbing, excavation of streets and right of ways, construction of lime treated subgrade and reinforced concrete street pavements, deceleration lanes, turn lanes, sidewalks, street lights and appurtenances thereto. The roadway improvements include an allocable share of perimeter road improvements. The roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Additional Major Improvements includes water mains of various diameters, generally, 8-12 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances. The water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Additional Major Improvements includes sanitary sewer mains of various diameters, which are PVC pipe, manholes, service lines, clean-outs, and other sewer main appurtenances. The sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Additional Major Improvements includes pre-development erosion control, excavation of detention facilities, retaining walls, silt fences, rock check dams, sedimentation basins and drainage structures, various size reinforced concrete pipes, curb inlets, pre-cast headwalls, detention structures and trench safety. The storm drainage collection system improvements will be constructed according to City standards.

Table III-B
Estimated Additional Major Improvement Costs

Authorized Improvements	Total Additional Major Improvement Costs	Phase #1 Allocated Amount[1]	Phases #2-9 Major Improvement Area Allocated Amount[1]
Roadway Improvements	$1,417,681	$282,136	$1,135,545
Water improvements	$182,128	$36,246	$145,882
Sanitary sewer improvements	$172,975	$34,424	$138,551
Storm drainage improvements	$285,348	$56,788	$228,560
Soft and miscellaneous costs	$80,026	$15,926	$64,100
Total Authorized Improvements	**$2,138,158**	**$425,520**	**$1,712,638**

[1]Allocation of Additional Major Improvements are based on the methodologies described in Section V.D and shown in Table V-D. Additional Major Improvements allocated to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 were paid for by the Developer without reimbursement. See Table III-C below for allocation.

The Phases #2-9 Major Improvement Area allocated amount of the Additional Major Improvements shown above is allocated to all Phases within the Phases #2-9 Major Improvement Area as shown in Table III-C.

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Table III-C
Estimated Additional Major Improvement Costs – Phases #2-9 Major Improvement Area
Allocation to Phases #2-9

Authorized Improvements	Total Phases #2-9 Major Improvement Area Allocated Amount[1]	Phase #2, Phase #3, Phase #4, and Phase #5 Allocated Amount[2,3]	Phase #6 Allocated Amount[2]	Phase #7 Allocated Amount[2]	Phases #8-9 Allocated Amount[2]
Roadway Improvements	$1,135,545	$537,456	$177,109	$199,008	$221,972
Water improvements	$145,882	$69,046	$22,753	$25,566	$28,516
Sanitary sewer improvements	$138,551	$65,576	$21,610	$24,282	$27,083
Storm drainage improvements	$228,560	$108,178	$35,648	$40,056	$44,678
Soft and miscellaneous costs	$64,100	$30,339	$9,998	$11,234	$12,530
Total Authorized Improvements	**$1,712,638**	**$810,596**	**$267,117**	**$300,146**	**$334,779**

[1]See Table III-B.
[2]Allocation of Additional Major Improvements are based on the methodologies described in Section V.D and shown in Table V-D.
[3]Additional Major Improvements allocated to Phase #2, Phase #3, Phase #4, and Phase #5 were paid for by the Developer without reimbursement.

D. DESCRIPTION AND COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #1 Initial Projects and the Actual Costs of the Phase #1 Additional Projects are shown in Table III-D.

Roadway Improvements:

The roadway portion of the Phase #1 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, removal of existing curbs, sidewalks, retaining walls, signage and traffic control devises. The Phase #1 roadway improvements include an allocable share of perimeter road improvements. The Phase #1 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #1 Improvements includes PVC waterlines, various gate valves and boxes, fire hydrants, and tapping sleeves. The Phase #1 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #1 Improvements includes PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #1 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #1 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, pre-cast headwalls, detention structures and trench safety. The Phase #1 storm drainage collection system improvements have been constructed according to City standards.

Table III-D
Phase #1 Initial Project and Phase #1 Additional Project Costs

Authorized Improvements	Phase #1 Improvements[1]	Phase #1's Proportional Share of Initial Major Improvements[2]	Phase #1's Additional Projects	Total
Roadway improvements	$3,039,827	$1,988,018	$282,136	$5,309,981
Water improvements	$1,108,794	$176,165	$36,246	$1,321,205
Sanitary sewer improvements	$943,787	$316,753	$34,424	$1,294,964
Storm drainage improvements	$651,432	$339,245	$56,788	$1,047,464
Soft and miscellaneous costs	$626,775	$81,926	$15,926	$724,628
Total Authorized Improvements	**$6,370,615**	**$2,902,107**	**$425,520**	**$9,698,242**

[1]See Table III-A.
[2]See Table III-B. Additional Major Improvements allocated to Phase #1 were paid for by the Developer without reimbursement.

E. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #2 Initial Projects and the Actual Costs of the Phase #2 Additional Projects are shown in Table III-E.

Roadway Improvements:

The roadway portion of the Phase #2 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks, signage and traffic control devises. The Phase #2 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #2 Improvements include PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #2 water distribution system improvements have been constructed according to City standards.

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Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #2 Improvements includes PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #2 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #2 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, pre-cast headwalls, detention structures and trench safety. The Phase #2 storm drainage collection system improvements have been constructed according to City standards.

Table III-E
Phase #2 Initial Project and Phase #2 Additional Project Costs

Authorized Improvements	Phase #2 Improvements[1]	Phase #2's Proportional Share of Initial Major Improvements[2]	Phase #2's Additional Projects[3]	Total
Roadway improvements	$2,170,986	$2,024,515	$273,602	$4,469,103
Water improvements	$740,466	$179,399	$35,149	$955,015
Sanitary sewer improvements	$826,596	$322,568	$33,383	$1,182,547
Storm drainage improvements	$914,871	$345,473	$55,070	$1,315,414
Soft and miscellaneous costs	$761,108	$409,090	$15,444	$1,185,642
Total Authorized Improvements	**$5,414,027**	**$3,281,045**	**$412,648**	**$9,107,720**

[1]Costs of the Phase #2 Improvements were paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #2 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #2 Assessment Revenues issued by the City.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #2's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #2's proportional share of Additional Major Improvements were paid solely by the Developer without reimbursement.

F. DESCRIPTIONS AND COSTS OF PHASE #3 IMPROVEMENTS

The Phase #3 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #3 Initial Projects and the Actual Costs of the Phase #3 Additional Projects are shown in Table III-F.

Roadway Improvements:

The roadway portion of the Phase #3 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete

street pavements, ramps, sidewalks, signage and traffic control devises. The Phase #3 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #3 Improvements include PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #3 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #3 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #3 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #3 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, headwalls, detention structures and trench safety. The Phase #3 storm drainage collection system improvements have been constructed according to City standards.

Table III-F
Phase #3 Initial Project and Phase #3 Additional Project Costs

Authorized Improvements	Phase #3 Improvements[1]	Phase #3's Proportional Share of Initial Major Improvements[2]	Phase #3's Additional Projects[3]	Total
Roadway improvements	$1,919,000	$1,241,757	$165,936	$3,326,693
Water improvements	$727,000	$110,036	$21,318	$858,354
Sanitary sewer improvements	$554,000	$197,850	$20,246	$772,097
Storm drainage improvements	$965,000	$211,899	$33,399	$1,210,298
Soft and miscellaneous costs	$212,000	$250,919	$9,367	$472,286
Total Authorized Improvements	**$4,377,000**	**$2,012,462**	**$250,266**	**$6,639,728**

[1]Costs of the Phase #3 Improvements were paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #3 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #3 Assessment Revenues issued by the City.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #3's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #3's proportional share of Additional Major Improvements were paid solely by the Developer without reimbursement.

G. DESCRIPTION AND COSTS OF PHASE #4 IMPROVEMENTS

The Phase #4 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #4 Initial Projects and the Actual Costs of the Phase #4 Additional Projects are shown in Table III-G.

Roadway Improvements:

The roadway portion of the Phase #4 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #4 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #4 Improvements includes PVC waterlines and miscellaneous fittings. The Phase #4 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #4 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #4 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #4 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #4 storm drainage collection system improvements have been constructed according to City standards.

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Table III-G
Phase #4 Initial Project and Phase #4 Additional Project Costs

Authorized Improvements	Phase #4 Improvements[1]	Phase #4's Proportional Share of Initial Major Improvements[2]	Phase #4's Additional Projects[3]	Total
Roadway improvements	$222,000	$56,019	$7,513	$285,532
Water improvements	$48,000	$4,964	$965	$53,929
Sanitary sewer improvements	$33,000	$8,926	$917	$42,842
Storm drainage improvements	$33,000	$9,559	$1,512	$44,071
Soft and miscellaneous costs	$56,000	$11,320	$424	$67,744
Total Authorized Improvements	**$392,000**	**$90,788**	**$11,330**	**$494,118**

[1]Costs of the Phase #4 Improvements were paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #4 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #4 Assessment Revenues issued by the City.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #4's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #4's proportional share of Additional Major Improvements were paid solely by the Developer without reimbursement.

H. DESCRIPTIONS AND COSTS OF PHASE #5 IMPROVEMENTS

The Phase #5 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #5 Initial Projects and the Actual Costs of the Phase #5 Additional Projects are shown in Table III-H.

Roadway Improvements:

The roadway portion of the Phase #5 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #5 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #5 Improvements includes PVC waterlines and miscellaneous fittings. The Phase #5 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #5 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase

#5 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #5 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #5 storm drainage collection system improvements will be constructed according to City standards.

Table III-H
Phase #5 Initial Project and Phase #5 Additional Project Costs

Authorized Improvements	Phase #5 Improvements[1]	Phase #5's Proportional Share of Initial Major Improvements[2]	Phase #5's Additional Projects[3]	Total
Roadway improvements	$1,819,522	$686,941	$90,406	$2,596,869
Water improvements	$561,505	$60,872	$11,614	$633,992
Sanitary sewer improvements	$372,977	$109,451	$11,031	$493,459
Storm drainage improvements	$527,430	$117,223	$18,197	$662,850
Soft and miscellaneous costs	$182,761	$138,809	$5,103	$326,673
Total Authorized Improvements	**$3,464,195**	**$1,113,296**	**$136,351**	**$4,713,842**

[1]Costs of the Phase #5 Improvements have been paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #5 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #5 Assessment Revenues issued by the City.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #5's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #5's proportional share of Additional Major Improvements were paid solely by the Developer without reimbursement.

I. DESCRIPTION OF ESTIMATED COSTS OF PHASE #6 IMPROVEMENTS

The Phase #6 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #6 Initial Projects and Phase #6 Projects are shown in Table III-I and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements:

The roadway portion of the Phase #6 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #6 roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #6 Improvements includes PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #6 water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #6 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #6 sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #6 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #6 storm drainage collection system improvements will be constructed according to City standards.

Table III-I
Phase #6 Initial Project and Phase #6 Project Costs

Authorized Improvements	Phase #6 Improvements[1]	Phase #6's Proportional Share of Initial Major Improvements[2]	Phase #6's Proportional Share of Additional Major Improvements[3]	Total
Roadway improvements	$2,868,493	$1,293,775	$177,109	$4,339,377
Water improvements	$929,716	$114,646	$22,753	$1,067,115
Sanitary sewer improvements	$882,344	$206,139	$21,610	$1,110,093
Storm drainage improvements	$675,593	$220,776	$35,648	$932,017
Soft and miscellaneous costs	$344,797	$261,431	$9,998	$616,226
Total Phase #6 Improvement Costs	**$5,700,944**	**$2,096,766**	**$267,117**	**$8,064,828**

[1]Costs of the Phase #6 Improvements were paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #6 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #6 Assessment Revenues issued by the City.
[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #6's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceed of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.
[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #6's proportional share of Additional Major Improvements will be reimbursed to the Developer solely by the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by the Phase #6 Assessment Revenues.

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J. DESCRIPTION OF ESTIMATED COSTS OF PHASE #7 IMPROVEMENTS

The Phase #7 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #7 Initial Projects and Phase #7 Projects are shown in Table III-J and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements:

The roadway portion of the Phase #7 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #7 roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #7 Improvements includes PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #7 water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #7 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #7 sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #7 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #7 storm drainage collection system improvements will be constructed according to City standards.

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Table III-J
Estimated Phase #7 Initial Project and Phase #7 Project Costs

Authorized Improvements	Phase #7 Improvements[1]	Phase #7's Proportional Share of Initial Major Improvements[2]	Phase #7's Proportional Share of Additional Major Improvements[3]	Total
Roadway improvements	$4,046,257	$1,453,748	$199,008	$5,699,014
Water improvements	$1,138,466	$128,822	$25,566	$1,292,854
Sanitary sewer improvements	$1,047,775	$231,627	$24,282	$1,303,684
Storm drainage improvements	$1,017,931	$248,074	$40,056	$1,306,061
Soft and miscellaneous costs	$320,612	$293,756	$11,234	$625,602
Total Phase #7 Improvement Costs	**$7,571,041**	**$2,356,028**	**$300,146**	**$10,227,215**

[1]Costs of the Phase #7 Improvements will be paid by the Developer, and a portion of such costs have been reimbursed to the Developer from the Phase #7 Assessment Revenues under the terms of the Reimbursement Agreement. A portion of the remaining costs will be reimbursed to the Developer solely from the proceeds of the Phases #2-9 Refunding and Improvement Bonds secured in part by Phase #7 Assessment Revenues issued by the City.
[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #7's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.
[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #7's proportional share of Additional Major Improvements will be reimbursed to the Developer solely by the proceeds of the Phases #2-9 Refunding and Improvement Bonds, secured in part by the Phase #7 Assessment Revenues.

K. DESCRIPTION OF ESTIMATED COSTS OF PHASES #8-9 IMPROVEMENTS

The Phases #8-9 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phases #8-9 Initial Projects and Phases #8-9 Projects are shown in Table III-K and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements:

The roadway portion of the Phases #8-9 Improvements include clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phases #8-9 roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phases #8-9 Improvements include PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phases #8-9 water distribution system improvements will be constructed according to City standards.

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Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phases #8-9 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phases #8-9 sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phases #8-9 Improvements include pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phases #8-9 storm drainage collection system improvements will be constructed according to City standards.

Table III-K
Estimated Phases #8-9 Initial Project and Phases #8-9 Project Costs

Authorized Improvements	Phases #8-9 Improvements[1]	Phases #8-9's Proportional Share of Initial Major Improvements[2]	Phases #8-9's Proportional Share of Additional Major Improvements[3]	Total
Roadway improvements	$3,326,530	$1,621,494	$221,972	$5,169,996
Water improvements	$1,559,651	$143,686	$28,516	$1,731,854
Sanitary sewer improvements	$1,570,362	$258,355	$27,083	$1,855,800
Storm drainage improvements	$1,952,086	$276,699	$44,678	$2,273,463
Soft and miscellaneous costs	$906,031	$327,652	$12,530	$1,246,213
Total Phases #8-9 Improvement Costs	**$9,314,659**	**$2,627,887**	**$334,779**	**$12,277,325**

[1]Costs of the Phases #8-9 Improvements will be paid by the Developer and a portion of such costs will be reimbursed to the Developer solely from the proceeds of the Phases #8-9 Improvement Bonds secured by Phases #8-9 Assessment Revenues issued by the City.
[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phases #8-9's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) the proceeds of the Phases #2-9 Refunding and Improvement Bonds, or (iii) from Developer funds without reimbursement.
[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phases #8-9's proportional share of Additional Major Improvements will be reimbursed to the Developer solely by the proceeds of the Phases #8-9 Improvement Bonds, secured by the Phases #8-9 Assessment Revenues.

The detailed costs of the Authorized Improvements are shown in Appendix B of this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item payable from the same Assessments. These savings from one line item may be applied only to increases in costs of another line item for the Authorized Improvements within the same Phase; or in the case of the Initial Major Improvements and Additional Major Improvements from one line item to another line item of Initial Major Improvements or Additional Major Improvements, respectively.

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IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. The Initial Major Improvements and the Phase #1 Improvements were completed and accepted by the City in 2016. The Phase #2 Improvements were completed and accepted by the City in 2017. The Phase #3 Improvements were completed and accepted by the City in 2020. The Phase #4 Improvements were completed and accepted by the City in 2020. The Phase #5 Improvements were completed and accepted by the City in 2021. The Phase #6 Improvements were completed and accepted by the City in June 2022. The Phase #7 Improvements were completed and accepted by the City in the first quarter of 2023. The Phases #8-9 Improvements are under construction and anticipated to be completed and accepted by the City in the 2nd quarter of 2025. Construction of the Additional Major Improvements commenced in June 2022 and is anticipated to be completed and accepted by the City in 2025.

The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated and Actual Costs of the Authorized Improvements, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The Phases #2-9 Major Improvement Area Bonds were issued in 2015 to finance a portion of the Phases #2-9 Major Improvement Area Initial Projects. A portion of the remaining costs of the Phases #2-9 Major Improvement Area Initial Projects were secured under the Reimbursement Agreement. Table IV-A.1 summarizes the updated sources and uses of funds required to construct the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects (which were not payable at the time of issuance of the Phases #2-9 Major Improvement Area Bonds), establish the PID, and issue the Phases #2-9 Major Improvement Area Bonds. The Actual Costs for Phases #2-9 Major Improvement Area Initial Projects, the Budgeted Costs of the Phases #2-9 Major Improvement Area Additional Projects, the costs related to the issuance of the Phases #2-9 Major Improvement Area Bonds, and the costs related to expenses incurred in the establishment, administration and operation of the PID is $19,863,034 as shown in Table IV-A.1. As noted previously and shown in Table IV-A.1, the costs of the Phases #2-9 Major Improvement Area Additional Projects allocable to Phases #1-5 will be paid by the Developer without reimbursement. A portion of the costs of the Phases #2-9 Additional Major Improvement Area Additional Projects allocable to Phase #6 and Phase #7 are anticipated to be paid from the proceeds of the Phases #2-9 Refunding and Improvement Bonds and the portion of the costs of the Phases #2-9 Additional Major Improvement Area Additional Projects allocable to Phases #8-9 are anticipated to be paid from the proceeds of the Phases #8-9 Improvement Bonds.

The Phases #2-9 Refunding and Improvement Bonds are being issued to refund the Phases #2-9 Major Improvement Area Bonds, and to acquire the portion of the Phases #2-9 Major Improvement Area Initial Projects secured under the terms of the Reimbursement Agreement as well as to acquire the Phase #2 Improvements, the Phase #3 Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Projects, and the Phase #7 Projects, all of which are currently secured under the Reimbursement Agreement. The Actual Costs for the

portion of the Phases #2-9 Major Improvement Area Initial Projects secured under the terms of the Reimbursement Agreement and Phases #2-7 Projects, plus costs related to the issuance of the Phases #2-9 Refunding and Improvement Bonds (including the refunding of the Phases #2-9 Major Improvement Area Bonds), and payment of expenses incurred in the administration and operation of the PID is $47,442,529 as shown in Table IV-A.2.

The Phases #8-9 Improvement Bonds are being issued to finance the Phase #8-9 Projects. The Budgeted Costs for Phases #8-9 Projects, plus costs related to the issuance of the Phases #8-9 Improvement Bonds, and payment of expenses incurred in the administration and operation of the PID is $12,014,339 shown in Table IV-L.

The Phase #1 Bonds were issued in 2015 to finance a portion of the Phase #1 Initial Projects. Table IV-B shows the updated sources and uses of the Phase #1 Bonds. The Actual Costs for Phase #1 Initial Projects and the Budgeted Costs of the Phase #1 Additional Projects plus costs related to the issuance of the Phase #1 Bonds, in one or more series and payment of expenses incurred in the establishment, administration and operation of the PID is $11,397,743 as shown in Table IV-B. As noted previously and shown in Table IV-B, the costs of the Phase #1 Additional Projects will be paid by the Developer without reimbursement.

The Phase #1 Refunding Bonds were issued in 2020 to refund the Phase #1 Bonds and were secured by the Phase #1 Assessments. The Actual Costs for Phase #1 Initial Projects plus costs related to the issuance of the Phase #1 Bonds and the Phase #1 Refunding Bonds for Phase #1 Initial Projects and payment of expenses incurred in the establishment, administration and operation of the PID is $9,808,026 as shown in Table IV-C.

Phases #2-9 Major Improvement Area

Table IV-A.1 shows the original updated sources and uses of the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects prior to the issuance of the Phases #2-9 Refunding and Improvement Bonds.

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Table IV-A.1
Updated Sources and Uses – Phases #2-9 Major Improvement Area

Sources of Funds	Phases # 2-9 Major Improvement Bonds	Reimbursement Agreement	Other Financing Sources (Reimbursable[1])	Other Financing Sources (Non-Reimbursable[2])	Total
Bond par amount	$13,150,000	$5,000,000	$0	$0	$18,150,000
Other financing sources	$0	$0	$903,192	$809,842	$1,713,034
Total Sources	**$13,150,000**	**$5,000,000**	**$903,192**	**$809,842**	**$19,863,034**
Uses of Funds					
Initial Major Improvements					
Roadway improvements	$6,315,471	$2,062,779	$0	$0	$8,378,250
Water improvements	$468,504	$273,922	$0	$0	$742,426
Sanitary sewer improvements	$859,158	$475,758	$0	$0	$1,334,916
Storm drainage improvements	$712,550	$717,153	$0	$0	$1,429,703
Soft and miscellaneous costs	$222,589	$1,470,388	$0	$0	$1,692,977
Subtotal Initial Major Improvements	*$8,578,272*	*$5,000,000*	*$0*	*$0*	*$13,578,272*
Additional Major Improvements					
Roadway improvements	$0	$0	$598,851	$536,957	$1,135,808
Water improvements	$0	$0	$76,934	$68,982	$145,916
Sanitary sewer improvements	$0	$0	$73,067	$65,515	$138,583
Storm drainage improvements	$0	$0	$120,536	$108,078	$228,613
Soft and miscellaneous costs	$0	$0	$33,804	$30,310	$64,115
Subtotal Additional Major Improvements	*$0*	*$0*	*$903,192*	*$809,842*	*$1,713,034*
Bond Issuance Costs					
Debt service reserve	$1,073,375	$0	$0	$0	$1,073,375
Capitalized interest	$1,590,250	$0	$0	$0	$1,590,250
Bond issuance costs	$1,908,104	$0	$0	$0	$1,908,104
Subtotal Bond Issuance Costs	*$4,571,728*	*$0*	*$0*	*$0*	*$4,571,728*
Total Uses	**$13,150,000**	**$5,000,000**	**$903,192**	**$809,842**	**$19,863,034**

[1]The Additional Major Improvements allocable to Phase #6 and Phase #7 are anticipated to be paid from the proceeds of the Phases #2-9 Refunding and Improvement Bonds. The Additional Major Improvements allocable to Phases #8-9 are anticipated to be paid from the proceeds of the Phases #8-9 Improvement Bonds.
[2]The Additional Major Improvements allocable to Phase #2, Phase #3, Phase #4, and Phase #5 are non-reimbursable and were financed by the Developer.

The Phases #2-9 Major Improvement Area Bonds shown in Table IV-A.1 were issued in 2015 and were used to pay and/or reimburse the Developer for a portion of the costs of Phases #2-9 Major Improvement Area Initial Projects. A portion of the costs of the Phases #2-9 Major Improvement Area Initial Projects that were previously payable under the Reimbursement Agreement will be acquired with the proceeds of the Phases #2-9 Refunding and Improvement Bonds. The remaining costs of the Phases #2-9 Major Improvement Area Initial Projects as well as the costs of the Phases #2-9 Major Improvement Area Additional Projects, allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 are being financed by the Developer were not assessed against property within such Phases and will not be reimbursed to the Developer.

All tables in this section are rounded to the nearest dollar for presentation purposes.

On January 14, 2025, the City anticipates the approval of the issuance of the Phases #2-9 Refunding and Improvement Bonds in the total par amount of approximately $34,191,000 to refund the Phases #2-9 Major Improvement Area Bonds, and to acquire the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-7 Projects. Table IV-A.2 shows the sources and uses of the Phases #2-9 Refunding and Improvement Bonds.

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Table IV-A.2
Updated Projected Sources and Uses – Phases #2-9 Refunding and Improvement Bonds

Sources of Funds	Portion to refund the Phases #2-9 Major Improvement Area Bonds	Portion to acquire remaining Phases #2-9 Major Improvement Area Initial Projects	Portion to acquire Phases #2-7 Projects	Total
Bond par amount	$8,837,000	$2,678,000	$22,569,000	$34,084,000
Bond Premium[1]	$502,009	$151,948	$839,526	$1,493,483
Principal previously Paid on Reimbursement Agreement	$0	$2,294,783	$2,992,270	$5,289,130
Other Funding Sources[2]	$0	$187,446	$4,723,932	$4,909,301
Principal Refunding Savings	$0	$8,480	$2,422	$10,902
Available to Trust Balances	$1,655,713	$0	$0	$1,655,713
Total Sources	**$10,994,722**	**$5,320,657**	**$31,127,150**	**$47,442,529**
Uses of Funds				
Deposit to Escrow Fund for Phase #1 Refunding Bonds	$9,927,289	$0	$0	$9,927,289
Initial Major Improvements				
Roadway improvements	$0	$2,062,779	$0	$2,062,779
Water improvements	$0	$273,922	$0	$273,922
Sanitary sewer improvements	$0	$475,758	$0	$475,758
Storm drainage improvements	$0	$717,153	$0	$717,153
Soft and miscellaneous costs	$0	$1,470,388	$0	$1,470,388
Subtotal Initial Major Improvements	*$0*	*$5,000,000*	*$0*	*$5,000,000*
Phase Direct Improvements[3]				
Roadway improvements	$0	$0	$13,046,258	$13,046,258
Water improvements	$0	$0	$4,145,153	$4,145,153
Sanitary sewer improvements	$0	$0	$3,716,692	$3,716,692
Storm drainage improvements	$0	$0	$4,133,825	$4,133,825
Other soft and miscellaneous costs	$0	$0	$1,877,278	$1,877,278
Subtotal Phase Direct Improvements	*$0*	*$0*	*$26,919,207*	*$26,919,207*
Additional Major Improvements[4]				
Roadway improvements	$0	$0	$913,574	$913,574
Water improvements	$0	$0	$117,366	$117,366
Sanitary sewer improvements	$0	$0	$111,468	$111,468
Storm drainage improvements	$0	$0	$183,882	$183,882
Other soft and miscellaneous costs	$0	$0	$51,570	$51,570
Subtotal Additional Major Improvements	*$0*	*$0*	*$1,377,859*	*$1,377,859*
First Year Administrative Expenses	$0	$0	$50,000	$50,000
Refunding Bond Issuance Costs				
Debt service reserve	$182,323	$55,238	$465,523	$703,084
Issuance Costs	$410,609	$121,258	$1,021,906	$1,553,772
Additional Interest	$88,370	$26,780	$225,690	$340,840
Underwriter's Discount	$265,110	$80,340	$677,070	$1,022,520
Surety Bond	$6,159	$1,945	$17,241	$25,345
Bond Insurance Premium	$114,863	$35,096	$372,654	$522,612
Subtotal Refunding Bond Issuance Costs	*$1,067,433*	*$320,657*	*$2,780,084*	*$4,168,174*
Total Uses	**$10,994,722**	**$5,320,657**	**$31,127,150**	**$47,442,529**

[1]Bond Premium is shown separately for the refunding portion of the Phases #2-9 Refunding and Improvement Bonds, the portion of the Phases #2-9 Refunding and Improvement Bonds to acquire the Phases #2-9 Major Improvement Area Initial Projects, and the portion of the Phases #2-9 Refunding and Improvement Bonds to acquire the Phases #2-7 Projects, as shown Table IV-L for each Phase.

[2]Represents costs of the Phases #2-9 Major Improvement Area Initial Project, Phases #2-7 Projects and portions of the Additional Major Improvements allocable to Phases #2-5 that have been or will be paid for by Developer without reimbursement.

[3]Phase direct improvements refer to the Phase #2 Improvements, Phase #3 Improvements, Phase #4 Improvements, Phase #5 Improvements, Phases #6 Projects and Phase #7 Projects and the breakdown for each can be found in Table IV-L.

[4]The Additional Major Improvements allocable to Phase #2 through Phase #5 in the amount of $810,596 as shown in Table III-C were financed by the Developer and not from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The Additional Major Improvements allocable to Phase #6 in the amount of $267,117 and Phase #7 in the amount of $300,146 as shown in Table III-C are being financed as part of the Phases #2-7 Projects portion of the Phases #2-9 Refunding and Improvement Bonds.

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Phase #1

Table IV-B shows the updated sources and uses of the Phase #1 Initial Projects and Phase #1 Additional Projects.

Table IV-B
Updated and Sources and Uses –Phase #1

Sources of Funds	Phase #1 Bonds	Other Financing Sources (Non-Reimbursable[2])	Total
Bond par amount	$9,000,000	$0	$9,000,000
Developer contribution[1]	$1,972,619	$0	$1,972,619
Other financing sources	$0	$425,124	$425,124
Total Sources	**$10,972,619**	**$425,124**	**$11,397,743**
Uses of Funds			
Initial Major Improvements			
Roadway improvements	$1,988,018	$0	$1,988,018
Water improvements	$176,165	$0	$176,165
Sanitary sewer improvements	$316,753	$0	$316,753
Storm drainage improvements	$339,245	$0	$339,245
Soft and miscellaneous costs	$81,926	$0	$81,926
Subtotal Initial Major Improvements	*$2,902,107*	*$0*	*$2,902,107*
Phase #1 Improvements			
Roadway improvements	$3,039,827	$0	$3,039,827
Water improvements	$1,108,794	$0	$1,108,794
Sanitary sewer improvements	$943,787	$0	$943,787
Storm drainage improvements	$651,432	$0	$651,432
Soft and miscellaneous costs	$626,775	$0	$626,775
Subtotal Phase #1 Improvements	*$6,370,615*	*$0*	*$6,370,615*
Additional Major Improvements[2]			
Roadway improvements	$0	$281,873	$281,873
Water improvements	$0	$36,212	$36,212
Sanitary sewer improvements	$0	$34,392	$34,392
Storm drainage improvements	$0	$56,735	$56,735
Soft and miscellaneous costs	$0	$15,911	$15,911
Subtotal Additional Major Improvements	*$0*	*$425,124*	*$425,124*
Bond Issuance Costs:			
Debt service reserve	$727,844	$0	$727,844
Capitalized interest	$456,939	$0	$456,939
Other Bond issuance costs	$515,114	$0	$515,114
Subtotal Bond Issuance Costs	*$1,699,897*	*$0*	*$1,699,897*
Total Uses	**$10,972,619**	**$425,124**	**$11,397,743**

[1]The Developer contribution amount includes amount deposited in connection with the Phase #1 Bonds and Phase #1 share of the Initial Major Improvements and includes the Actual Costs for the Phase #1 Additional Projects paid for directly by the Developer.
[2]The Additional Major Improvements allocable to Phase #1 are non-reimbursable and were financed by the Developer.

The Phase #1 Bonds shown in Table IV-B were issued in 2015 and were used to pay and/or reimburse the Developer for a portion of the costs of Phase #1 Initial Projects. A portion of the costs of Phase #1 Initial Projects were financed through contributions made by the Developer. The remaining costs of the Phase #1 Initial Projects and the Phase #1 Additional Projects are being financed by the Developer and will not be assessed or reimbursed.

On August 11, 2020, the City approved issuance of the Phase #1 Refunding Bonds in the total par amount of $7,750,000 to refund the Phase #1 Bonds. Table IV-C shows the sources and uses of the Phase #1 Refunding Bonds.

Table IV-C
Updated Sources and Uses – Phase #1 - Refunding

Sources of Funds	**Total**
Bond par amount	$7,750,000
Bond Premium	$436,658
Available Trust Fund Balances	$1,621,369
Total Sources	**$9,808,026**
Uses of Funds	
Deposit to Escrow Fund for Phase #1 Refunding Bonds	$8,910,266
Bond issuance costs	
Reserve Fund	$134,259
Cost of Issuance	$384,712
Other bond issuance costs	$378,789
Subtotal: Bond issuance costs	*$897,760*
Total Uses	**$9,808,026**

The outstanding principal due, interest due, and additional interest due for Prepayment reserve and delinquency reserve for the Phase #1 Bonds from 2021 to 2040 were $8,225,000, $5,869,063, and $509,250, respectively, for 335 Lots less 3 prepaid Lots (332 Lots) at the time the Phase #1 Refunding Bonds were issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #1 Refunding Bonds from 2021 to 2040 were $7,750,000, $2,741,550, and $454,025, respectively, for 335 Lots less 3 prepaid Lots (332 Lots) following the issuance of the Phase #1 Refunding Bonds. As a result, the principal, interest, and Additional Interest Reserve net refunding savings from the Phase #1 Refunding Bonds are $475,000, $3,127,512, and $55,225, respectively, totaling $3,657,737. Table IV-D shows a summary of net savings from the refunding.

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Table IV-D
Summary of Savings –Phase #1 Refunding Bonds (Series 2020)

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #1 Bonds - Original	335	2015-2040	$9,000,000	$8,647,400	$485,335	$755,125	$18,887,860
Phase #1 Bonds - Outstanding	332	2021-2040	$8,225,000	$5,869,063	$391,422	$509,250	$14,994,735
Phase #1 Refunding Bonds	332	2021-2040	$7,750,000	$2,741,550	$391,422	$454,025	$11,336,998
Net Refunding related savings			**$475,000**	**$3,127,512**	**$0**	**$55,225**	**$3,657,737**

Phase #2

Under the Reimbursement Agreement, a portion of the Actual Costs of the Phase #2 Improvements is secured by Assessments levied against Phase #2 Assessed Property (i.e., the Phase #2 Assessment Revenues). The Phase #2 Assessment Revenues related to the Phase #2 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Actual Costs for Phase #2 Improvements are $5,414,027.

The costs of the Additional Major Improvements allocable to Phase #2 in the amount of $412,648 were paid for by the Developer; and such costs are not secured under the Reimbursement Agreement and will not be reimbursed to the Developer as no Assessments were levied against the Phase #2 Assessed Property for such costs.

Table IV-E.1 shows the sources and uses for Phase #2 Improvements and Phase #2 Additional Projects.

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Table IV-E.1
Updated Sources and Uses –Phase #2 - Original

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$5,300,000	$0	$5,300,000
Other funding sources	$114,027	$412,648	$526,675
Total Sources	**$5,414,027**	**$412,648**	**$5,826,675**
Uses of Funds			
Phase #2 Improvements			
Roadway improvements	$2,170,986	$0	$2,170,986
Water improvements	$740,466	$0	$740,466
Sanitary sewer improvements	$826,596	$0	$826,596
Storm drainage improvements	$914,871	$0	$914,871
Other soft and miscellaneous costs	$761,108	$0	$761,108
Subtotal Phase #2 Improvements	*$5,414,027*	*$0*	*$5,414,027*
Phase #2 Additional Projects[1]			
Roadway improvements	$0	$273,602	$273,602
Water improvements	$0	$35,149	$35,149
Sanitary sewer improvements	$0	$33,383	$33,383
Storm drainage improvements	$0	$55,070	$55,070
Soft and miscellaneous costs	$0	$15,444	$15,444
Subtotal Phase #2 Additional Projects	*$0*	*$412,648*	*$412,648*
Total Uses	**$5,414,027**	**$412,648**	**$5,826,675**

[1]The Phase #2 Additional Projects are non-reimbursable and were financed by the Developer.

A portion of the costs of Phase #2 Improvements will be paid to the Developer from the proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #2 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-E.2 and summarized in Table IV-L.

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Table IV-E.2
Updated Sources and Uses –Phase #2 - Updated

Sources of Funds	Phase #2's Portion of the Phases #2-7 Projects	Other Financing Sources (Non-Reimbursable[1])	Total
Par Amount	$4,260,000	$0	$4,260,000
Bond Premium	$0	$205,036	$205,036
Assessment Previously Applied to Reimbursement Agreement	$1,037,036	$0	$1,037,036
Other Funding Sources	$114,027	$727,701	$841,728
Refunding Savings	$887	$0	$887
Total Sources	**$5,411,950**	**$932,737**	**$6,344,688**
Uses of Funds			
Phase #2 Improvements			
Roadway improvements	$2,170,986	$0	$2,170,986
Water improvements	$740,466	$0	$740,466
Sanitary sewer improvements	$826,596	$0	$826,596
Storm drainage improvements	$914,871	$0	$914,871
Other soft and miscellaneous costs	$761,108	$0	$761,108
Subtotal Phase #2 Improvements	*$5,414,027*	*$0*	*$5,414,027*
Phase #2 Additional Projects[1]			
Roadway improvements	$0	$273,602	$273,602
Water improvements	$0	$35,149	$35,149
Sanitary sewer improvements	$0	$33,383	$33,383
Storm drainage improvements	$0	$55,070	$55,070
Soft and miscellaneous costs	$0	$15,444	$15,444
Subtotal Phase #2 Additional Projects	*$0*	*$412,648*	*$412,648*
Bond Issuance Costs			
Reserve Fund	$0	$87,870	$87,870
Cost of Issuance	$0	$192,889	$192,889
Underwriter's Discount	$0	$127,800	$127,800
Additional Interest	$0	$42,600	$42,600
Surety Bond	$0	$4,599	$4,599
Bond Insurance	$0	$62,254	$62,254
Subtotal Bond Issuance Costs	*$0*	*$518,012*	*$518,012*
Total Uses	**$5,414,027**	**$930,661**	**$6,344,688**

[1]The Phase #2 Additional Projects are non-reimbursable and were financed by the Developer.

Phase #3

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #3 Improvements is secured by Assessments levied against Phase #3 Assessed Property (i.e., the Phase #3 Assessment Revenues). The Phase #3 Assessment Revenues related to the Phase #3 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area

Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Actual Costs for Phase #3 Improvements are $4,377,000.

The costs of the Additional Major Improvements allocable to Phase #3 in the amount of $250,266 were paid for by the Developer; and such costs are not secured under the Reimbursement Agreement and will not be reimbursed to the Developer as no Assessments were levied against the Phase #3 Assessed Property for such costs.

Table IV-F.1 shows the sources and uses for Phase #3 Improvements and Phase #3 Additional Projects.

Table IV-F.1
Updated Sources and Uses –Phase #3 - Original

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$3,700,000	$0	$3,700,000
Other funding sources	$677,000	$250,266	$927,266
Total Sources	**$4,377,000**	**$250,266**	**$4,627,266**
Uses of Funds			
Phase #3 Improvements			
Roadway improvements	$1,919,000	$0	$1,919,000
Water improvements	$727,000	$0	$727,000
Sanitary sewer improvements	$554,000	$0	$554,000
Storm drainage improvements	$965,000	$0	$965,000
Other soft and miscellaneous costs	$212,000	$0	$212,000
Subtotal Phase #3 Improvements	*$4,377,000*	*$0*	*$4,377,000*
Phase #3 Additional Projects[1]			
Roadway improvements	$0	$165,936	$165,936
Water improvements	$0	$21,318	$21,318
Sanitary sewer improvements	$0	$20,246	$20,246
Storm drainage improvements	$0	$33,399	$33,399
Soft and miscellaneous costs	$0	$9,367	$9,367
Subtotal Phase #3 Additional Projects	*$0*	*$250,266*	*$250,266*
Total Uses	**$4,377,000**	**$250,266**	**$4,627,266**

[1]The Phase #3 Additional Projects are non-reimbursable and were financed by the Developer.

A portion of the costs of Phase #3 Improvements will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #3 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-F.2 and summarized in Table IV-L.

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Table IV-F.2
Updated Sources and Uses –Phase #3 - Updated

Sources of Funds	Phase #3's Portion of the Phases #2-7 Projects	Other Financing Sources (Non-Reimbursable[1])	Total
Par Amount	$2,923,000	$0	$2,923,000
Bond Premium	$0	$116,828	$116,828
Assessment Previously Applied to Reimbursement Agreement	$776,906	$0	$776,906
Other Funding Sources	$677,000	$492,159	$1,169,159
Refunding Savings	$94	$0	$94
Total Sources	**$4,377,000**	**$608,987**	**$4,985,987**
Uses of Funds			
Phase #3 Improvements			
Roadway improvements	$1,919,000	$0	$1,919,000
Water improvements	$727,000	$0	$727,000
Sanitary sewer improvements	$554,000	$0	$554,000
Storm drainage improvements	$965,000	$0	$965,000
Other soft and miscellaneous costs	$212,000	$0	$212,000
Subtotal Phase #3 Improvements	*$4,377,000*	*$0*	*$4,377,000*
Phase #3 Additional Projects[1]			
Roadway improvements	$0	$165,936	$165,936
Water improvements	$0	$21,318	$21,318
Sanitary sewer improvements	$0	$20,246	$20,246
Storm drainage improvements	$0	$33,399	$33,399
Soft and miscellaneous costs	$0	$9,367	$9,367
Subtotal Phase #3 Additional Projects	*$0*	*$250,266*	*$250,266*
Bond Issuance Costs			
Reserve Fund	$0	$60,292	$60,292
Cost of Issuance	$0	$132,351	$132,351
Underwriter's Discount	$0	$87,690	$87,690
Additional Interest	$0	$29,230	$29,230
Surety Bond	$0	$2,780	$2,780
Bond Insurance	$0	$46,378	$46,378
Subtotal Bond Issuance Costs	*$0*	*$358,721*	*$358,721*
Total Uses	**$4,377,000**	**$608,987**	**$4,985,987**

[1]The Phase #3 Additional Projects are non-reimbursable and were financed by the Developer.

Phase #4

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #4 Improvements is secured by Assessments levied against Phase #4 Assessed Property (i.e., the Phase #4 Assessment Revenues). The Phase #4 Assessment Revenues related to the Phase #4 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area

Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Actual Costs for Phase #3 Improvements are $392,000.

The costs of the Additional Major Improvements allocable to Phase #4 in the amount of $11,330 were paid for by the Developer; and such costs are not secured under the Reimbursement Agreement and will not be reimbursed to the Developer as no Assessments were levied against the Phase #4 Assessed Property for such costs.

Table IV-G.1 shows the sources and uses for Phase #4 Improvements and Phase #4 Additional Projects.

Table IV-G.1
Sources and Uses –Phase #4 - Original

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$167,000	$0	$167,000
Other funding sources	$225,000	$11,330	$236,330
Total Sources	**$392,000**	**$11,330**	**$403,330**
Uses of Funds			
Phase #4 Improvements			
Roadway improvements	$222,000	$0	$222,000
Water improvements	$48,000	$0	$48,000
Sanitary sewer improvements	$33,000	$0	$33,000
Storm drainage improvements	$33,000	$0	$33,000
Other soft and miscellaneous costs	$56,000	$0	$56,000
Subtotal Phase #4 Improvements	*$392,000*	*$0*	*$392,000*
Phase #4 Additional Projects[1]			
Roadway improvements	$0	$7,513	$7,513
Water improvements	$0	$965	$965
Sanitary sewer improvements	$0	$917	$917
Storm drainage improvements	$0	$1,512	$1,512
Soft and miscellaneous costs	$0	$424	$424
Subtotal Phase #4 Additional Projects	*$0*	*$11,330*	*$11,330*
Total Uses	**$392,000**	**$11,330**	**$403,330**

[1]The Phase #4 Additional Projects are non-reimbursable and were financed by the Developer.

A portion of the costs of Phase #4 Improvements will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #4 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-G.2 and summarized in Table IV-L.

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Table IV-G.2
Updated Sources and Uses –Phase #4 - Updated

Sources of Funds	Phase #4's Portion of the Phases #2-7 Projects	Other Financing Sources (Non-Reimbursable[1])	Total
Par Amount	$164,000	$0	$164,000
Bond Premium	$0	$6,109	$6,109
Assessment Previously Applied to Reimbursement Agreement	$3,000	$0	$3,000
Other Funding Sources	$225,000	$25,400	$250,400
Refunding Savings	$0	$0	$0
Total Sources	**$392,000**	**$31,509**	**$423,509**
Uses of Funds			
Phase #4 Improvements			
Roadway improvements	$222,000	$0	$222,000
Water improvements	$48,000	$0	$48,000
Sanitary sewer improvements	$33,000	$0	$33,000
Storm drainage improvements	$33,000	$0	$33,000
Other soft and miscellaneous costs	$56,000	$0	$56,000
Subtotal Phase #4 Improvements	*$392,000*	*$0*	*$392,000*
Phase #4 Additional Projects[1]			
Roadway improvements	$0	$7,513	$7,513
Water improvements	$0	$965	$965
Sanitary sewer improvements	$0	$917	$917
Storm drainage improvements	$0	$1,512	$1,512
Soft and miscellaneous costs	$0	$424	$424
Subtotal Phase #4 Additional Projects	*$0*	*$11,330*	*$11,330*
Bond Issuance Costs			
Reserve Fund	$0	$3,383	$3,383
Cost of Issuance	$0	$7,426	$7,426
Underwriter's Discount	$0	$4,920	$4,920
Additional Interest	$0	$1,640	$1,640
Surety Bond	$0	$160	$160
Bond Insurance	$0	$2,651	$2,651
Subtotal Bond Issuance Costs	*$0*	*$20,179*	*$20,179*
Total Uses	**$392,000**	**$31,509**	**$423,509**

[1]The Phase #4 Additional Projects are non-reimbursable and were financed by the Developer.

Phase #5

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #5 Improvements is secured by Assessments levied against Phase #5 Assessed Property (i.e., the Phase #5 Assessment Revenues). The Phase #5 Assessment Revenues related to the Phase #5 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area

Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Actual Costs for Phase #5 Improvements are $3,464,195.

The costs of the Additional Major Improvements allocable to Phase #5 in the amount of $136,351 were paid for by the Developer; and such costs are not secured under the Reimbursement Agreement and will not be reimbursed to the Developer as no Assessments were levied against the Phase #5 Assessed Property for such costs.

Table IV-H.1 shows the sources and uses for Phase #5 Improvements and Phase #5 Additional Projects.

Table IV-H.1
Sources and Uses –Phase #5 - Original

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$2,510,000	$0	$2,510,000
Other funding sources	$954,195	$136,351	$1,090,546
Total Sources	**$3,464,195**	**$136,351**	**$3,600,546**
Uses of Funds			
Phase #5 Improvements			
Roadway improvements	$1,819,522	$0	$1,819,522
Water improvements	$561,505	$0	$561,505
Sanitary sewer improvements	$372,977	$0	$372,977
Storm drainage improvements	$527,430	$0	$527,430
Other soft and miscellaneous costs	$182,761	$0	$182,761
Subtotal Phase #5 Improvements	*$3,464,195*	*$0*	*$3,464,195*
Phase #5 Additional Projects[1]			
Roadway improvements	$0	$90,406	$90,406
Water improvements	$0	$11,614	$11,614
Sanitary sewer improvements	$0	$11,031	$11,031
Storm drainage improvements	$0	$18,197	$18,197
Soft and miscellaneous costs	$0	$5,103	$5,103
Subtotal Phase #5 Additional Projects	*$0*	*$136,351*	*$136,351*
Total Uses	**$3,464,195**	**$136,351**	**$3,600,546**

[1]The Phase #5 Additional Projects are non-reimbursable and were financed by the Developer.

A portion of the costs of Phase #5 Improvements will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #5 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-H.2 and summarized in Table IV-L.

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Table IV-H.2
Updated Sources and Uses –Phase #5 - Updated

Sources of Funds	Phase #5's Portion of the Phases #2-7 Projects	Other Financing Sources (Non-Reimbursable[1])	Total
Par Amount	$2,395,000	$0	$2,395,000
Bond Premium	$0	$90,522	$90,522
Assessment Previously Applied to Reimbursement Agreement	$114,541	$0	$114,541
Other Funding Sources	$954,195	$340,192	$1,294,387
Refunding Savings	$459	$0	$459
Total Sources	**$3,464,195**	**$430,714**	**$3,894,909**
Uses of Funds			
Phase #5 Improvements			
Roadway improvements	$1,819,522	$0	$1,819,522
Water improvements	$561,505	$0	$561,505
Sanitary sewer improvements	$372,977	$0	$372,977
Storm drainage improvements	$527,430	$0	$527,430
Other soft and miscellaneous costs	$182,761	$0	$182,761
Subtotal Phase #5 Improvements	*$3,464,195*	*$0*	*$3,464,195*
Phase #5 Additional Projects[1]			
Roadway improvements	$0	$90,406	$90,406
Water improvements	$0	$11,614	$11,614
Sanitary sewer improvements	$0	$11,031	$11,031
Storm drainage improvements	$0	$18,197	$18,197
Soft and miscellaneous costs	$0	$5,103	$5,103
Subtotal Phase #5 Additional Projects	*$0*	*$136,351*	*$136,351*
Bond Issuance Costs			
Reserve Fund	$0	$49,401	$49,401
Cost of Issuance	$0	$108,444	$108,444
Underwriter's Discount	$0	$71,850	$71,850
Additional Interest	$0	$23,950	$23,950
Surety Bond	$0	$1,976	$1,976
Bond Insurance	$0	$38,743	$38,743
Subtotal Bond Issuance Costs	*$0*	*$294,363*	*$294,363*
Total Uses	**$3,464,195**	**$430,714**	**$3,894,909**

[1]The Phase #5 Additional Projects are non-reimbursable and were financed by the Developer.

Phase #6

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #6 Projects, consisting of the Actual Costs of the Phase #6 Improvements and Phase #6's allocable portion of the Additional Major Improvements is secured by Assessments levied against Phase #6 Assessed Property (i.e., the Phase #6 Assessment Revenues). The Phase #6 Assessment Revenues related to the Phase #6 Projects are separate and distinct from the Phases #2-9 Major

Improvement Area Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Budgeted Costs for Phase #6 Projects are $5,967,861 (consisting of $5,700,994 relating to the Phase #6 Improvements and $267,117 relating to Phase #6 proportional share of the Budgeted Costs of the Additional Major Improvements).

Table IV-I.1 shows the sources and uses for Phase #6 Projects.

Table IV-I.1
Projected Sources and Uses – Phase #6 - Original

Sources of Funds	**Total**
Assessments	$5,967,861
Other funding sources	$200
Total Sources	**$5,968,061**
Uses of Funds	
Phase #6 Improvements	
Roadway improvements	$2,868,493
Water improvements	$929,716
Sanitary sewer improvements	$882,344
Storm drainage improvements	$675,593
Other soft and miscellaneous costs	$344,797
Subtotal Phase #6 Improvements	*$5,700,944*
Additional Major Improvements	
Roadway improvements	$177,109
Water improvements	$22,753
Sanitary sewer improvements	$21,610
Storm drainage improvements	$35,648
Other soft and miscellaneous costs	$9,998
Subtotal Additional Major Improvements	*$267,117*
Total Uses	**$5,968,061**

A portion of the costs of Phase #6 Projects will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #6 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-I.2 and summarized in Table IV-L.

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Table IV-I.2
Updated Sources and Uses –Phase #6 - Updated

Sources of Funds	Phase #6's Portion of the Phases #2-7 Projects
Par Amount	$5,057,000
Bond Premium	$174,537
Assessment Previously Applied to Reimbursement Agreement	$910,010
Other Funding Sources	$450,356
Refunding Savings	$851
Total Sources	**$6,592,755**
Uses of Funds	
Phase #6 Improvements	
Roadway improvements	$2,868,493
Water improvements	$929,716
Sanitary sewer improvements	$882,344
Storm drainage improvements	$675,593
Other soft and miscellaneous costs	$344,797
Subtotal Phase #6 Improvements	*$5,700,944*
Additional Major Improvements	
Roadway improvements	$177,109
Water improvements	$22,753
Sanitary sewer improvements	$21,610
Storm drainage improvements	$35,648
Soft and miscellaneous costs	$9,998
Subtotal Additional Major Improvements	*$267,117*
Bond Issuance Costs	
Reserve Fund	$104,309
Cost of Issuance	$228,977
Underwriter's Discount	$151,710
Additional Interest	$50,570
Surety Bond	$2,749
Bond Insurance	$86,379
Subtotal Bond Issuance Costs	*$624,693*
Total Uses	**$6,592,755**

Phase #7

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #7 Projects, consisting both of the Actual Costs of the Phase #7 Improvements and Phase #7's allocable portion of the Additional Major Improvements is secured by Assessments levied against Phase #7 Assessed Property (i.e., the Phase #7 Assessment Revenues). The Phase #7 Assessment Revenues related to the Phase #7 Projects are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues related to the Phases #2-9 Major

Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. The Budgeted Costs for Phase #7 Projects are $7,921,187 (consisting of $7,571,041 relating to the Phase #7 Improvements and $300,146 relating to Phase #7 proportional share of the Budgeted Costs of the Additional Major Improvements).

Table IV-J.1 shows the sources and uses for Phase #7 Projects.

Table IV-J.1
Projected Sources and Uses – Phase #7 - Original

Sources of Funds	**Total**
Assessments	$7,920,908
Other funding sources	$279
Total Sources	**$7,921,187**
Uses of Funds	
Phase #7 Improvements	
Roadway improvements	$4,046,257
Water improvements	$1,138,466
Sanitary sewer improvements	$1,047,775
Storm drainage improvements	$1,017,931
Other soft and miscellaneous costs	$320,612
Subtotal Phase #7 Improvements	*$7,571,041*
Additional Major Improvements	
Roadway improvements	$199,008
Water improvements	$25,566
Sanitary sewer improvements	$24,282
Storm drainage improvements	$40,056
Other soft and miscellaneous costs	$11,234
Subtotal Additional Major Improvements	*$300,146*
Administrative Expenses (First Year)	$50,000
Total Uses	**$7,921,187**

A portion of the costs of Phase #7 Projects will be paid to the Developer from proceeds of the Phases #2-9 Refunding and Improvement Bonds. The updated sources and uses for the Phase #7 portion of the Phases #2-9 Refunding and Improvement Bonds are shown in Table IV-J.2 and summarized in Table IV-L.

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Table IV-J.2
Updated Sources and Uses –Phase #7 - Updated

Sources of Funds	Phase #7's Portion of the Phases #2-7 Projects
Par Amount	$7,770,000
Bond Premium	$246,494
Assessment Previously Applied to Reimbursement Agreement	$150,778
Other Funding Sources	$717,901
Refunding Savings	$130
Total Sources	**$8,885,303**
Uses of Funds	
Phase #7 Improvements	
Roadway improvements	$4,046,257
Water improvements	$1,138,466
Sanitary sewer improvements	$1,047,775
Storm drainage improvements	$1,017,931
Other soft and miscellaneous costs	$320,612
Subtotal Phase #7 Improvements	*$7,571,041*
Additional Major Improvements	
Roadway improvements	$199,008
Water improvements	$25,566
Sanitary sewer improvements	$24,282
Storm drainage improvements	$40,056
Soft and miscellaneous costs	$11,234
Subtotal Phase #7 Additional Projects	*$300,146*
Administrative Expenses (First Year)	$50,000
Bond Issuance Costs	
Reserve Fund	$160,269
Cost of Issuance	$351,819
Underwriter's Discount	$233,100
Additional Interest	$77,700
Surety Bond	$4,978
Bond Insurance	$136,250
Subtotal Bond Issuance Costs	*$964,116*
Total Uses	**$8,885,303**

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Phases #8-9

The Phases #8-9 Bonds are being issued in 2025 to finance a portion of the Phases #8-9 Projects consisting of both the Budgeted Costs of the Phases #8-9 Improvements and Phases #8-9's allocable portion of the Additional Major Improvements. The Phases #8-9 Assessment Revenues related to the Phases #8-9 Projects are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues related to the Phases #2-9 Major Improvement Area Initial Projects shown in Tables IV-A.1 and IV-A.2. Table IV-K shows the sources and uses of the Phases #8-9 Bonds. The Budgeted Costs for Phases #8-9 Projects and costs related to bond issuance are $12,014,339 as shown in Table IV-K.

Table IV-K
Projected Sources and Uses – Phase #8-9

Sources of Funds	**Total**
Par Amount	$10,800,000
Other funding sources	$1,214,339
Total Sources	**$12,014,339**
Uses of Funds	
Phases #8-9 Improvements:	
Roadway improvements	$3,326,530
Water improvements	$1,559,651
Sanitary sewer improvements	$1,570,362
Storm drainage improvements	$1,952,086
Other soft and miscellaneous costs	$906,031
Subtotal Phases #8-9 Improvements	*$9,314,659*
Additional Major Improvements:	
Roadway improvements	$221,972
Water improvements	$28,516
Sanitary sewer improvements	$27,083
Storm drainage improvements	$44,678
Other soft and miscellaneous costs	$12,530
Subtotal Additional Major Improvements	*$334,779*
Bond Issuance Costs	
Issuance costs	*$502,500*
Administrative expenses	*$50,000*
Underwriter's discount	*$324,000*
Capitalized interest	*$664,200*
Reserve fund	*$824,200*
Subtotal Estimated Bond Issuance Costs	*$2,364,900*
Total Uses	**$12,014,339**

A portion of the costs of Phases #8-9 Projects will be paid to the Developer from proceeds of the Phases #8-9 Improvement Bonds.

Phases #2-7 Projects

As part of the issuance of the Phases #2-9 Refunding and Improvement Bonds, the City is acquiring the Phases #2-7 Projects, the cost of which is currently payable under the Reimbursement Agreement. Table IV-L shows the portion of the Phases #2-7 Projects allocable to each of the Phases as a part of the Phases #2-9 Refunding and Improvement Bonds.

Table IV-L
Projected Sources and Uses – Phases #2-7 Projects

Sources of Funds	**Phase #2**	**Phase #3**	**Phase #4**	**Phase #5**	**Phase #6**	**Phase #7**	**Total**
Par Amount	$4,260,000	$2,923,000	$164,000	$2,395,000	$5,057,000	$7,770,000	$22,569,000
Bond Premium	$205,036	$116,828	$6,109	$90,522	$174,537	$246,494	$839,526
Assessment Previously Applied to Reimbursement Agreement	$1,037,036	$776,906	$3,000	$114,541	$910,010	$150,778	$2,992,270
Other Funding Sources[1]	$841,728	$1,169,159	$250,400	$1,294,387	$450,356	$717,901	$4,723,932
Refunding Savings[2]	$887	$94	$0	$459	$851	$130	$2,422
Total Sources	**$6,344,688**	**$4,985,987**	**$423,509**	**$3,894,909**	**$6,592,755**	**$8,885,303**	**$31,127,150**
Uses of Funds							
Phase Direct Improvements[3]							
Roadway improvements	$2,170,986	$1,919,000	$222,000	$1,819,522	$2,868,493	$4,046,257	$13,046,258
Water improvements	$740,466	$727,000	$48,000	$561,505	$929,716	$1,138,466	$4,145,153
Sanitary sewer improvements	$826,596	$554,000	$33,000	$372,977	$882,344	$1,047,775	$3,716,692
Storm drainage improvements	$914,871	$965,000	$33,000	$527,430	$675,593	$1,017,931	$4,133,825
Other soft and miscellaneous costs	$761,108	$212,000	$56,000	$182,761	$344,797	$320,612	$1,877,278
Subtotal Phase Direct Improvements	*$5,414,027*	*$4,377,000*	*$392,000*	*$3,464,195*	*$5,700,944*	*$7,571,041*	*$26,919,207*
Additional Major Improvements allocable to Phases #2-7 Projects[4]							
Roadway improvements	$273,602	$165,936	$7,513	$90,406	$177,109	$199,008	$913,574
Water improvements	$35,149	$21,318	$965	$11,614	$22,753	$25,566	$117,366
Sanitary sewer improvements	$33,383	$20,246	$917	$11,031	$21,610	$24,282	$111,468
Storm drainage improvements	$55,070	$33,399	$1,512	$18,197	$35,648	$40,056	$183,882
Other soft and miscellaneous costs	$15,444	$9,367	$424	$5,103	$9,998	$11,234	$51,570
Subtotal	*$412,648*	*$250,266*	*$11,330*	*$136,351*	*$267,117*	*$300,146*	*$1,377,859*
First Year Administration Expense	$0	$0	$0	$0	$0	$50,000	$50,000
Bond Issuance Costs							
Reserve Fund	$87,870	$60,292	$3,383	$49,401	$104,309	$160,269	$465,523
Cost of Issuance	$192,889	$132,351	$7,426	$108,444	$228,977	$351,819	$1,021,906
Underwriter's Discount	$127,800	$87,690	$4,920	$71,850	$151,710	$233,100	$677,070
Additional Interest	$42,600	$29,230	$1,640	$23,950	$50,570	$77,700	$225,690
Surety Bond	$4,599	$2,780	$160	$1,976	$2,749	$4,978	$17,241
Bond Insurance	$62,254	$46,378	$2,651	$38,743	$86,379	$136,250	$372,654
Subtotal Bond Issuance Costs	*$518,012*	*$358,721*	*$20,179*	*$294,363*	*$624,693*	*$964,116*	*$2,780,084*
Total Uses	**$6,344,688**	**$4,985,987**	**$423,509**	**$3,894,909**	**$6,592,755**	**$8,885,303**	**$31,127,150**

[1]Represents the costs of the Direct Improvements for Phases #2-7 and portions of the Additional Major Improvements allocable to Phases #2-5 that have been or will be paid for by the Developer without reimbursement.

[2]Refunding savings are those savings generated by the principal reduction of the respective Assessments.

[3]Phase direct improvements are the Phase #2 Improvements, Phase #3 Improvements, Phases #4 Improvements, Phase #5 Improvements, Phase #6 Improvements and Phase #7 Improvements, respectfully.

[4]The Additional Major Improvements allocable to Phase #2 through Phase #5 were financed by the Developer.

Phases #2-9 Savings

The outstanding principal due, interest due, and additional interest due for prepayment reserve and delinquency reserve for the Phases #2-9 Major Improvement Area Bonds, from 2025 to 2040 were $9,573,718, $5,818,839, and $304,410, respectively, for 1,251 Lots (the initial 1,366 Lots less 115 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phases #2-9 Initial Major Improvements from 2025 to 2040 were $2,678,547 and $1,712,742, respectively, for 1,251 Lots (the initial 1,366 Lots less 115 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2044 were $11,515,000 $5,147,053, and $555,655, respectively, for 1,251 (the initial 1,366 Lots less 115 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for the Phases #2-9 Refunding and Improvement Bonds are $737,265, $2,393,527, and ($229,150), respectively, totaling $3,141,229. Table IV-M.1 shows a summary of net savings from the refunding allocable to the Phases #2-9 Major Improvement Area.

Table IV-M.1
Summary of Savings – Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phases #2-9 MIA Bonds – Original[1]	1,366	2015-2040	$13,150,000	$15,584,215	$841,773	$1,129,669	$30,705,657
Phases #2-9 MIA Reimbursement Agreement – Original[1]	1,366	2015-2040	$5,000,000	$5,899,421	$336,709	$0	$11,236,130
Subtotal			*$18,150,000*	*$21,483,636*	*$1,178,482*	*$1,129,669*	*$41,941,787*
Phases #2-9 MIA Bonds - Outstanding	1,251	2025-2040	$9,573,718	$5,818,839	$568,030	$304,410	$16,264,996
Phases #2-9 MIA Reimbursement Agreement - Outstanding	1,251	2025-2040	$2,678,547	$1,721,742	$227,212	$0	$4,627,500
Subtotal			*$12,252,265*	*$7,540,580*	*$795,241*	*$304,410*	*$20,892,497*
Phases #2-9 Refunding Bonds	1,251	2025-2054	$11,515,000	$5,147,053	$555,655	$533,560	$17,751,268
Net Refunding related savings			**$737,265**	**$2,393,527**	**$239,586**	**($229,150)**	**$3,141,229**
Savings Per Equivalent Units	**488.06**		**$1,511**	**$4,904**	**$491**	**($470)**	**$6,436**

[1]The original Assessments are provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #2 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #2 Improvements from 2025 to 2044 were $4,260,887 and $3,359,973, respectively, for 322 Lots (the initial 360 Lots less 38 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #2 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2044 were $4,260,000, $2,7,46,483, and $42,600, respectively, for 322 Lots (the initial 360 Lots less 38 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #2 from the Phases #2-9 Refunding and Improvement Bonds are $887, $613,490, and ($42,600), respectively, totaling $571,777. Table IV-M.2 shows a summary of net savings from the refunding allocable to Phase #2.

Table IV-M.2
Summary of Savings –Phase #2's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #2 Direct - Original[1]	360	2019-2044	$5,300,000	$6,473,450	$647,114	$0	$12,420,563
Phase #2 Direct - Outstanding	322	2019-2044	$4,260,887	$3,359,973	$537,677	$0	$8,158,538
Phases #2-9 Refunding Bonds	322	2025-2044	$4,260,000	$2,746,483	$537,677	$42,600	$7,586,760
Net Refunding related savings			**$887**	**$613,490**	**$0**	**($42,600)**	**$571,777**
Savings Per Equivalent Units	**188.61**		**$5**	**$3,253**	**$0**	**($226)**	**$3,032**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #3 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #3 Improvements from 2025 to 2046 were $2,923,094 and $2,668,962, respectively, for 157 Lots (the initial 195 Lots less 38 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #3 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2046 were $2,923,000, $2,230,110, and $29,230, respectively, for 157 Lots (the initial 195 Lots less 38 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #3 from the Phases #2-9 Refunding and Improvement Bonds are $94, $438,852, and ($29,230), respectively, totaling $409,716. Table IV-M.3 shows a summary of net savings from the refunding allocable to Phase #3.

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Table IV-M.3
Summary of Savings –Phase #3's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #3 Direct - Original[1]	195	2021-2046	$3,700,000	$4,518,102	$647,114	$0	$8,865,215
Phase #3 Direct - Outstanding	157	2025-2046	$2,923,094	$2,668,962	$584,062	$0	$6,176,118
Phases #2-9 Refunding Bonds	157	2025-2046	$2,923,000	$2,230,110	$584,062	$29,230	$5,766,402
Net Refunding related savings			**$94**	**$438,852**	**$0**	**($29,230)**	**$409,716**
Savings Per Equivalent Units	**104.90**		**$1**	**$4,184**	**$0**	**($279)**	**$3,906**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #4 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #4 Improvements from 2025 to 2047 were $164,000 and $144,683, respectively, for 9 Lots (the initial 9 Lots less 0 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #4 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2046 were $164,000, $130,506, and $1,640, respectively, for 9 Lots (the initial 9 Lots less 0 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #4 from the Phases #2-9 Refunding and Improvement Bonds are $0, $14,177, and ($1,640), respectively, totaling $12,860. Table IV-M.4 shows a summary of net savings from the refunding allocable to Phase #4.

Table IV-M.4
Summary of Savings –Phase #4's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #4 Direct - Original[1]	9	2022-2047	$167,000	$179,600	$48,534	$0	$395,133
Phase #4 Direct - Outstanding	9	2025-2047	$164,000	$144,683	$42,517	$0	$351,523
Phases #2-9 Refunding Bonds	9	2025-2047	$164,000	$130,506	$42,517	$1,640	$338,663
Net Refunding related savings			**$0**	**$14,177**	**$0**	**($1,640)**	**$12,860**
Savings Per Equivalent Units	**5.94**		**$0**	**$2,387**	**$0**	**($276)**	**$2,165**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #5 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #5 Improvements from 2025 to 2048 were $2,395,459 and $2,185,507 respectively, for 92

Lots (the initial 96 Lots less 4 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #5 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2048 were $2,395,000, $1,909,737, and $23,950, respectively, for 93 Lots (the initial 96 Lots less 3 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #5 from the Phases #2-9 Refunding and Improvement Bonds are $459, $275,770, and ($23,950), respectively, totaling $252,279. Table IV-M.5 shows a summary of net savings from the refunding allocable to Phase #5.

Table IV-M.5
Summary of Savings –Phase #5's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #5 Direct - Original[1]	96	2023-2048	$2,510,000	$2,672,026	$647,114	$0	$5,829,139
Phase #5 Direct - Outstanding	92	2025-2048	$2,395,459	$2,185,507	$629,308	$0	$5,210,274
Phases #2-9 Refunding Bonds	92	2025-2048	$2,395,000	$1,909,737	$629,213	$23,950	$4,957,900
Net Refunding related savings			**$459**	**$275,770**	**$0**	**($23,950)**	**$252,279**
Savings Per Equivalent Units	**69.70**		**$7**	**$3,957**	**$0**	**($344)**	**$3,619**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #6 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #6 Projects from 2025 to 2053 were $5,057,851 and $6,704,886, respectively, for 225 Lots (the initial 257 Lots less 32 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #6 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2053 were $5,057,000, $4,540,648, and $50,570, respectively, for 225 Lots (the initial 257 Lots less 32 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #6 from the Phases #2-9 Refunding and Improvement Bonds are $851, $2,164,238, and ($50,570), respectively, totaling $2,114,520. Table IV-M.6 shows a summary of net savings from the refunding allocable to Phase #6.

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Table IV-M.6
Summary of Savings –Phase #6's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phase #6 Direct - Original[1]	257	2024-2053	$5,967,861	$8,434,249	$1,622,721	$0	$16,024,831
Phase #6 Direct - Outstanding	225	2025-2053	$5,057,851	$6,704,886	$1,582,726	$0	$13,345,464
Phases #2-9 Refunding Bonds	225	2025-2053	$5,057,000	$4,540,648	$1,582,726	$50,570	$11,230,944
Net Refunding related savings			**$851**	**$2,164,238**	**$0**	**($50,570)**	**$2,114,520**
Savings Per Equivalent Units	**71.33**		**$12**	**$30,341**	**$0**	**($709)**	**$29,644**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phase #7 Savings

The outstanding principal due and interest due for the Reimbursement Agreement related to the Phase #7 Projects from 2025 to 2054 were $7,770,130 and $10,963,765 respectively, for 164 Lots (the initial 171 Lots less 7 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #7 proportional share of the Phases #2-9 Refunding and Improvement Bonds from 2025 to 2054 were $7,770,000, $7,368,854, and $77,700, respectively, for 164 Lots (the initial 171 Lots less 7 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for Phase #7 from the Phases #2-9 Refunding and Improvement Bonds are $130, $3,594,911, and ($77,700), respectively, totaling $3,517,342. Table IV-M.7 shows a summary of net savings from the refunding allocable to Phase #7.

Table IV-M.7
Summary of Savings –Phase #7's portion of the Phases #2-9 Refunding and Improvement Bonds

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total
Phase #7 Direct - Original[1]	171	2024-2053	$7,920,908	$11,370,963	$2,028,404	$0	$21,320,275
Phase #7 Direct - Outstanding	167	2025-2053	$7,770,130	$10,963,765	$1,939,610	$0	$20,673,506
Phases #2-9 Refunding Bonds	167	2025-2054	$7,770,000	$7,368,854	$1,939,610	$77,700	$17,156,164
Net Refunding related savings			**$130**	**$3,594,911**	**$0**	**($77,700)**	**$3,517,342**
Savings Per Equivalent Units	**91.73**		**$1**	**$39,190**	**$0**	**($847)**	**$38,345**

[1]The original Assessment is provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

Phases #2-9 Refunding and Improvement Combined Savings

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the (i) Phases #2-9 Major Improvement Area Bonds, (ii) amounts due under the Reimbursement Agreement related to the previously unpaid portion of the Phases #2-9 Major Improvement Area

Initial Projects, and (iii) amounts due under the Reimbursement Agreement related to the Phases #2-7 Projects from 2025 to 2044 were $34,823,687, $33,568,357, and $304,410, respectively, for 1,251 Lots (the initial 1,366 Lots less 115 prepaid Lots) at the time the issuance of the Phases #2-9 Refunding and Improvement Bonds.

The total principal due, interest due, and additional interest for the Additional Interest Reserve due for the Phases #2-9 Refunding and Improvement Bonds were $34,084,000, $24,073,392, and $3,044,265, respectively, for 1,251 Lots (the initial 1,366 Lots less 115 prepaid Lots) at the time the Phases #2-9 Refunding and Improvement Bonds are issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings for the Phases #2-9 Refunding and Improvement Bonds are $739,687, $9,494,965, and ($2,739,855), respectively, totaling $7,645,591. Table IV-N shows a summary of net savings from the refunding allocable to the issuance of the Phases #2-9 Refunding and Improvement Bonds.

Table IV-N
Summary of Savings – Phases #2-9 Major Improvement Area and Phases #2-7 Projects Combined Savings

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installments
Phases #2-9 MIA Bonds - Original[1]	1,366	2015-2040	$13,150,000	$15,584,215	$841,773	$1,129,669	$30,705,657
Phases #2-9 MIA Reimbursement Agreement - Original[1]	1,366	2015-2040	$5,000,000	$5,899,421	$336,709	$0	$11,236,130
Phases #2-7 Projects[1]	1,088	2019-2054	$25,565,769	$33,648,389	$5,641,000	$0	$64,855,157
Subtotal			*$43,715,769*	*$55,132,025*	*$6,819,481*	*$1,129,669*	*$106,796,944*
Phases #2-9 MIA Bonds - Outstanding	1,251	2025-2040	$9,573,718	$5,818,839	$568,030	$304,410	$16,264,996
Phases #2-9 MIA Reimbursement Agreement - Outstanding	1,251	2025-2040	$2,678,547	$1,721,742	$227,212	$0	$4,627,500
Phases #2-7 Projects	972	2025-2053	$22,571,422	$26,027,777	$5,315,805	$0	$53,915,004
Subtotal			*$34,823,687*	*$33,568,357*	*$6,111,046*	*$304,410*	*$74,807,500*
Phases #2-9 Refunding Bonds		2025-2053	$34,084,000	$24,073,392	$5,960,252	$3,044,265	$67,161,909
Net Refunding related savings			**$739,687**	**$9,494,965**	**$150,794**	**($2,739,855)**	**$7,645,591**

[1]The original Assessments are provided to demonstrate the historical transaction and is not factored into the savings from the Phases #2-9 Refunding and Improvement Bonds.

B. Five Year Service Plan

Phases #2-9 Major Improvement Area

The annual projected costs and annual projected indebtedness for the Phases #2-9 Major Improvement Area is shown in Table IV-O. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-O

Annual Projected Costs and Annual Projected Indebtedness - Phases #2-9 Major Improvement Area

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phases #2-9 MIA Annual Installments
2024 & Prior	$18,150,000	$18,150,000	$0	$28,429,751
2025	$1,388,090	($737,265)	$2,125,355	$2,130,717
2026	$0	$0	$0	$2,156,182
2027	$0	$0	$0	$2,167,825
2028	$0	$0	$0	$2,163,376
2029	$0	$0	$0	$2,194,278
2030	$0	$0	$0	$2,154,669
2031	$0	$0	$0	$2,151,752
Total	**$19,538,090**	**$17,412,736**	**$2,125,355**	**$43,548,550**

[1]The $737,265 is refunding related savings, as shown in Table IV-M.1.

The annual projected costs shown in Table IV-O are the annual expenditures relating to the Phases #2-9 Major Improvement Area Initial Projects shown in Table III-A, the Additional Major Improvements shown in Table III-B, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-A.2 that are allocable to the Phases #2-9 Major Improvement Area. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #1

The annual projected costs and annual projected indebtedness for Phase #1 is shown in Table IV-P. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-P
Annual Projected Costs and Annual Projected Indebtedness - Phase #1

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #1 Bonds Annual Installments	Phase #1 Refunding Bonds Annual Installments
2021 & Prior	$10,972,619	$9,000,000	$1,972,619	$4,196,859	$0
2022	$168,081	$0	$168,081	$0	$590,354
2023	$0	$0	$0	$0	$566,885
2024	$0	$0	$0	$0	$569,576
2025	$257,043	$0	$257,043	$0	$566,598
2026	$0	$0	$0	$0	$568,175
2027	$0	$0	$0	$0	$569,082
2028	$0	$0	$0	$0	$569,319
Total	**$11,397,743**	**$9,000,000**	**$2,397,743**	**$4,196,859**	**$3,999,989**

The annual projected costs shown in Table IV-P are the annual expenditures relating to the Phase #1 Initial Projects, the Phase #1 Additional Projects, shown in Table III-D, and the costs associated with setting up the PID allocable to Phase #1 and costs of issuance including reserves shown in Table IV-B and Table IV-C. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #2

The annual projected costs and annual projected indebtedness for Phase #2 is shown in Table IV-Q. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-Q
Annual Projected Costs and Annual Projected Indebtedness - Phase #2

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #2 Annual Installments
2024 & Prior	$5,826,675	$5,300,000	$526,675	$2,853,677
2025	$518,012	($887)	$518,900	$429,312
2026	$0	$0	$0	$364,257
2027	$0	$0	$0	$361,218
2028	$0	$0	$0	$363,023
2029	$0	$0	$0	$360,398
2030	$0	$0	$0	$361,562
2031	$0	$0	$0	$357,296
Total	**$6,344,688**	**$5,299,113**	**$1,045,575**	**$5,450,743**

[1]The $887 is refunding related savings, as shown in Table IV-M.2.

The annual projected costs shown in Table IV-Q are the annual expenditures relating to the Phase #2 Initial Projects and the Phase #2 Additional Projects shown in Table III-E. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #3

The annual projected costs and annual projected indebtedness for Phase #3 is shown in Table IV-R. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-R
Annual Projected Costs and Annual Projected Indebtedness - Phase #3

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #3 Annual Installments
2024 & Prior	$4,627,266	$3,700,000	$927,266	$1,137,164
2025	$358,721	($94)	$358,815	$250,055
2026	$0	$0	$0	$216,438
2027	$0	$0	$0	$218,109
2028	$0	$0	$0	$220,100
2029	$0	$0	$0	$217,879
2030	$0	$0	$0	$218,647
2031	$0	$0	$0	$220,274
Total	**$4,985,987**	**$3,699,906**	**$1,286,081**	**$2,698,666**

[1]The $94 is refunding related savings, as shown in Table IV-M.3.

The annual projected costs shown in Table IV-R are the annual expenditures relating to the Phase #3 Initial Projects and the Phase #3 Additional Projects shown in Table III-F. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #4

The annual projected costs and annual projected indebtedness for Phase #4 is shown in Table IV-S. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-S
Annual Projected Costs and Annual Projected Indebtedness - Phase #4

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #4 Annual Installments
2024 & Prior	$403,330	$167,000	$236,330	$45,324
2025	$20,179	$0	$20,179	$14,384
2026	$0	$0	$0	$15,219
2027	$0	$0	$0	$11,952
2028	$0	$0	$0	$11,850
2029	$0	$0	$0	$12,763
2030	$0	$0	$0	$12,627
2031	$0	$0	$0	$12,486
Total	**$423,509**	**$167,000**	**$256,509**	**$136,605**

The annual projected costs shown in Table IV-S are the annual expenditures relating to the Phase #4 Initial Projects and the Phase #4 Additional Projects shown in Table III-G. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #5

The annual projected costs and annual projected indebtedness for Phase #5 is shown in Table IV-T. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-T
Annual Projected Costs and Annual Projected Indebtedness - Phase #5

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #5 Annual Installments
2024 & Prior	$3,600,546	$2,510,000	$1,090,546	$413,883
2025	$294,363	($459)	$294,822	$194,873
2026	$0	$0	$0	$207,525
2027	$0	$0	$0	$207,527
2028	$0	$0	$0	$180,507
2029	$0	$0	$0	$180,681
2030	$0	$0	$0	$180,884
2031	$0	$0	$0	$180,986
Total	**$3,894,909**	**$2,509,541**	**$1,385,368**	**$1,746,866**

[1]The $459 is refunding related savings, as shown in Table IV-M.5.

The annual projected costs shown in Table IV-T are the annual expenditures relating to the Phase #5 Initial Projects and Phase #5 Additional Projects shown in Table III-H. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #6

The annual projected costs and annual projected indebtedness for Phase #6 is shown in Table IV-U. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-U
Annual Projected Costs and Annual Projected Indebtedness - Phase #6

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #6 Annual Installments
2024 & Prior	$5,968,061	$5,968,061	$0	$489,293
2025	$624,693	($851)	$625,545	$405,998
2026	$0	$0	$0	$431,901
2027	$0	$0	$0	$431,498
2028	$0	$0	$0	$431,282
2029	$0	$0	$0	$364,753
2030	$0	$0	$0	$363,212
2031	$0	$0	$0	$363,887
Total	**$6,592,755**	**$5,967,210**	**$625,545**	**$3,281,824**

[1]The $851 is refunding related savings, as shown in Table IV-M.6.

The annual projected costs shown in Table IV-U are the annual expenditures relating to the Phase #6 Projects shown in Table III-I. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #7

The annual projected costs and annual projected indebtedness for Phase #7 is shown in Table IV-V. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-V
Annual Projected Costs and Annual Projected Indebtedness - Phase #7

Year	Annual Projected Costs	Annual Projected Indebtedness[1]	Other Funding Sources	Phase #7 Annual Installments
2024 & Prior	$7,921,187	$7,920,908	$279	$35,800,528
2025	$964,116	($130)	$964,246	$713,704
2026	$0	$0	$0	$588,700
2027	$0	$0	$0	$589,170
2028	$0	$0	$0	$590,260
2029	$0	$0	$0	$590,922
2030	$0	$0	$0	$470,154
2031	$0	$0	$0	$471,008
Total	**$8,885,303**	**$7,920,778**	**$964,525**	**$39,814,446**

[1]The $130 is refunding related savings, as shown in Table IV-M.7.

The annual projected costs shown in Table IV-V are the annual expenditures relating to the Phase #7 Projects shown in Table III-J. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phases #8-9

The annual projected costs and annual projected indebtedness for Phases #8-9 is shown in Table IV-W. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-W
Annual Projected Costs and Annual Projected Indebtedness - Phases #8-9

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #8-9 Annual Installments
2025	$12,014,339	$10,800,000	$1,214,339	$0
2026	$0	$0	$0	$881,620
2027	$0	$0	$0	$880,740
2028	$0	$0	$0	$879,386
2029	$0	$0	$0	$878,556
2030	$0	$0	$0	$877,190
2031	$0	$0	$0	$876,288
Total	**$12,014,339**	**$10,800,000**	**$1,214,339**	**$5,273,780**

The annual projected costs shown in Table IV-W are the annual expenditures relating to the Phases #8-9 Projects shown in Table III-K. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID Assessment Notice

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The "PID Assessment Notice" is attached hereto as Appendix D and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings and/or obligations under the Reimbursement Agreement that are intended to finance and/or reimburse the costs of the public infrastructure required for the development of property within the PID. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. The City previously issued the Phase #1 Bonds, the Phases #2-9 Major Improvement Area Bonds, and the Phase #1 Refunding Bonds to refund the Phase #1 Bonds. The City has also levied assessments on property within Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, and Phase #7 in connection with obligations under the Reimbursement Agreement related to Authorized Improvements. This Service and Assessment Plan is being updated to provide for the Phases #2-9 Refunding and Improvement Bonds and Phases #8-9 Improvement Bonds being issued in 2025 and the levy of Assessments within Phases #8-9.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The Actual Costs of the Authorized Improvements shall be allocated to the Assessed Property on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken in to consideration: (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix E based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

5. The Actual Costs of the Initial Major Improvements are proportionally allocated to the Phases #2-9 Major Improvement Area Assessed Property and the Phase #1 Assessed Property based on the ratio of total original Equivalent Units calculated for the Phases #2-9 Major Improvement Area Assessed Property and the Phase #1 Assessed Property.

6. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Initial Major Improvements is allocated to each Parcel within the Phase #2, Phase #3, Phase #4, and Phase #5 based on the total 2016 revised Equivalent Units calculated for each Parcel.

7. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Initial Major Improvements (excluding Phase #2, Phase #3, Phase #4, and Phase #5 allocable shared) is allocated to each Parcel within the Phase #6, Phase #7, and Phases #8-9 based on the ratio of the total 2022 revised Equivalent Units calculated for each Parcel of the Phase #6 Assessed Property, Phase #7 Assessed Property, and the Phases #8-9 Assessed Property.

8. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Additional Major Improvements is allocated to each Parcel within the Phases #2-9 Major Improvement Area based on the total 2022 revised Equivalent Units calculated for each Parcel.

9. The Actual Costs of the Phase #1 Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2016 revised Equivalent Units calculated for each Parcel.

10. The Phase #1 Assessed Property's proportional share of the costs of the Initial Major Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2016 revised Equivalent Units calculated for each Parcel.

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11. The Phase #1 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

12. The Phase #2 Improvements are allocated to each Parcel within the Phase #2 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

13. The Phase #3 Improvements are allocated to each Parcel within the Phase #3 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

14. The Phase #4 Improvements are allocated to each Parcel within the Phase #4 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

15. The Phase #5 Improvements are allocated to each Parcel within the Phase #5 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

16. The Phase #6 Improvements are allocated to each Parcel within the Phase #6 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

17. The Phase #6 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phase #6 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

18. The Phase #7 Improvements are allocated to each Parcel within the Phase #7 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

19. The Phase #7 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phase #7 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

20. The Phases #8-9 Improvements are allocated to each Parcel within the Phases #8-9 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

21. The Phases #8-9 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phases #8-9 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

Table V-A provides the original allocation of costs of the Initial Major Improvements and Phase #1 Improvements. Table V-B provides the allocation of the costs of the Initial Major Improvements to property within Phase #2, Phase #3, Phase #4, Phase #5. Table V-C provides the allocation of the costs of the Initial Major Improvements to Phase #6, Phase #7, and Phases #8-9. Table V-D provides the allocation of the costs of the Additional Major Improvements to property within Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, Phase #7, and Phases #8-9.

This section of this Service and Assessment Plan currently: (i) describes the special benefit received by each Parcel within the PID as a result of the Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, the Phase #2 Improvements, the Phase #3

Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Improvements, the Phase #7 Improvements, and the Phases #8-9 Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied or being levied on the Phase #1 Assessed Property, Phases #2-9 Major Improvement Area Assessed Property, the Phase #2 Assessed Property, the Phase #3 Assessed Property, the Phase #4 Assessed Property, the Phase #5 Assessed Property, the Phase #6 Assessed Property, the Phase #7 Assessed Property, and the Phases #8-9 Assessed Property for that property's allocable portion of such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, the Phase #2 Improvements, the Phase #3 Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Improvements, the Phase #7 Improvements, and the Phases #8-9 Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID are authorized by the PID Act. These improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately

supported, financially feasible, and that results in the highest value." (Dictionary of Real Estate Appraisal, Third Edition.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the public improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve; (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The property owner has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the property owner is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the Assessed Property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF INITIAL MAJOR IMPROVEMENTS TO ASSESSED PROPERTY

The Initial Major Improvements provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Initial Major Improvements must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of Actual Costs of the Initial Major Improvements to Phase #1 and each Phase within the Phases #2-9 Major Improvement Area.

Phase #1 contains 335 residential units, and the Phases #2-9 Major Improvement Area was, as part of the 2016 development plan update, projected to contain 1,437 residential units as shown in Appendix E on Table E-6 and Table E-8, respectively. As shown in Appendix E on Table E-23, the total projected 2016 revised Equivalent Units for Phase #1 was calculated as 210.80 and the total projected 2016 revised Equivalent Units for the Phases #2-9 Major Improvement Area was calculated as 888.39, as shown on Table E-26. The total projected 2016 revised Equivalent Units in the PID was, therefore, calculated to be 1,099.19 (i.e., 210.80 + 888.39 = 1,099.19). As a result, 19.18 percent of the Actual Costs of the Initial Major Improvements (i.e.,210.80 ÷ 1,099.19 = 19.18%) were allocated to the Phase #1 Assessed Property and 80.82 percent of the Actual Costs of the Initial Major Improvements (i.e., 888.39 ÷ 1,099.19 = 80.82%) were allocated to the Phases #2-9 Major Improvement Area Assessed Property. Table V-A summarizes the original allocation of Budgeted Costs of the Initial Major Improvements to Phase #1 and the Phases #2-9 Major Improvement Area.

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Table V-A
Allocation of Initial Major Improvements

Authorized Improvement	Total Costs
Roadway improvements	$10,366,268
Water improvements	$918,591
Sanitary sewer Improvements	$1,651,669
Storm drainage Improvements	$1,768,948
Other soft and miscellaneous costs	$427,195
Total Initial Major Improvements	**$15,132,671**
Phase #1	
Projected total Equivalent Units	210.80
% of total Equivalent Units	19.18%
Proportionate share of costs	$2,902,107
Phases #2-9 Major Improvement Area	
Projected total Equivalent Units	888.39
% of total Equivalent Units	80.82%
Proportionate share of costs[1]	$13,578,272

[1]The Phases #2-9 Major Improvement Area share of Initial Major Improvement Costs is $13,578,272, which includes $1,347,708 in estimated bond issuance costs included in the original budget that has subsequently been substituted with other soft and miscellaneous costs.

As shown in Table V-A the total amount of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-9 Major Improvement Area was $13,578,272.

Phase #2 contains 360 residential units. As shown in Table E-29 of Appendix E, the original total projected Equivalent Units for Phase #2 was calculated as 214.67. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units of 888.39 as shown in Table E-26 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #2 Assessed Property was calculated as 24.16 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 214.67 ÷ 888.39 = 24.16%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #2 Assessed Property and were reallocated Phase #2 Assessed Property.

Phase #3 contains 195 residential units. As shown in Table E-31 of Appendix E, the original total projected Equivalent Units for Phase #3 was calculated as 131.67. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-26 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #3 Assessed Property was calculated as 14.82 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 131.67 ÷ 888.39 = 14.82%) originally allocated to the Phases #2-9 Major

Improvement Area Assessed Property. These costs are applicable to the Phase #3 Assessed Property and were reallocated Phase #3 Assessed Property as shown in Table V-B.

Phase #4 contains 9 residential units. As shown in Table E-33 of Appendix E, the original total projected Equivalent Units for Phase #2 was calculated as 5.94. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-26 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #4 Assessed Property was calculated as 0.67 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 5.94 ÷ 888.39 = 0.67%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #2 Assessed Property and were reallocated Phase #2 Assessed Property as shown in Table V-B.

Phase #5 contains 96 residential units. As shown in Table E-36 of Appendix E, the 2021 revised total projected Equivalent Units for Phase #5 is calculated as 72.84. The Phases #2-9 Major Improvement Area was originally projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-26 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #5 Assessed Property was calculated as 8.20 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 72.84 ÷ 888.39 = 8.20%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #5 Assessed Property and were reallocated Phase #5 Assessed Property as shown in Table V-B.

As shown in Table V-B, the total Initial Major Improvements allocable to Phases #2-9 Major Improvement Area was $13,578,272 and the specific phase proportional amount allocable to Phase #2, Phase #3, Phase #4, and Phase #5 were $3,281,045, $2,012,462, $90,788, and $1,113,296, respectively. As a result, the total Initial Major Improvements allocable to Phases #2-9 Major Improvement Area remaining to be reallocated to Phase #6, Phase #7, and the Phases #8-9 is $7,080,681 (i.e., $13,578,272 – $3,281,045, – $2,012,462 – $90,788 – $1,113,296 = $7,080,681).

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Table V-B
Reallocation of Initial Major Improvement Costs Allocated to Phases #2-9 Major Improvement Area

Total Initial Major Improvements[1]	**$13,578,272**
Phase #2	
Projected total Equivalent Units	214.67
% of total units	24.16%
Proportionate Share of Costs	$3,281,045
Phase #3	
Projected total Equivalent Units	131.67
% of total units	14.82%
Proportionate Share of Costs	$2,012,462
Phase #4	
Projected total Equivalent Units	5.94
% of total units	0.67%
Proportionate Share of Costs	$90,788
Phase #5	
Projected total Equivalent Units	72.84
% of total units	8.20%
Proportionate Share of Costs	$1,113,296
Phase #6, Phase #7, and Phases #8-9	
Projected total Equivalent Units	463.27
% of total units	52.15%
Proportionate Share of Costs	$7,080,681

[1]Represents the original allocated amount of Initial Major Improvements to the Phases #2-9 Major Improvement Area as shown in Table V-A.

As part of the 2022 development plan update, the Phases #2-9 Major Improvement Area is now projected to contain 1,366 residential units resulting in a total 2022 revised Equivalent Units of 534.07 as shown in Table E-27 of Appendix E. The total 2022 revised Equivalent Units for Phase #2, Phase #3 Phase #4, and Phase #5 are calculated to be 128.56, 77.97, 3.53, and 42.48 as shown in Table E-30, Table E-32, Table E-34, and Table E-36 of Appendix E, respectively. As a result, the Phases #2-9 Major Improvement Area's 2022 revised Equivalent Units applicable to Phase #6, Phase #7, and Phases #8-9 is 281.53 (i.e., 534.07 - 128.56 - 77.97 - 3.53 – 42.48 = 281.53).

Phase #6 contains 257 residential units. As shown in Table E-37 of Appendix E, the total Equivalent Units for Phase #6 is calculated as 83.22. As shown above, the Phases #2-9 Major Improvement Area 2022 revised Equivalent Units applicable to Phase #6, Phases #7 and Phases #8-9, collectively, is 281.03. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #6 Assessed Property is 29.61 percent (i.e., 83.22 ÷ 281.03 = 29.61%).

Phase #7 contains 171 residential units. As shown in Table E-38 of Appendix E, the total Equivalent Units for Phase #7 is calculated as 93.51. As shown above, the Phases #2-9 Major Improvement Area 2022 revised Equivalent Units applicable to Phase #7 and Phases #8-9, collectively, is 281.03. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #7 Assessed Property is 33.27 percent (i.e., 93.51 ÷ 281.03 = 33.27%) as shown in Table V-C.

Phases #8-9 contain 277 residential units. As shown in Table E-39 of Appendix E, the total Equivalent Units for Phases #8-9 is calculated as 104.92. As shown above, the Phases #2-9 Major Improvement Area 2022 revised Equivalent Units applicable to Phase #6, Phase #7 and Phases #8-9, collectively, is 281.03. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phases #8-9 Assessed Property is 37.11 percent (i.e., 104.30 ÷ 281.03 = 37.11%) as shown in Table V-C.

Table V-C
Allocation of Initial Major Improvement Costs within the Phases #2-9 Major Improvement Area

Total Unallocated Initial Major Improvements[1]	**$7,080,681**
Phase #6	
Projected total Equivalent Units	83.22
% of total units	29.61%
Proportionate Share of Costs	$2,096,766
Phase #7	
Projected total Equivalent Units	93.51
% of total units	33.27%
Proportionate Share of Costs	$2,356,028
Phases #8-9	
Projected total Equivalent Units	104.30
% of total units	37.11%
Proportionate Share of Costs	$2,627,887

[1]Represents the original allocated amount of Initial Major Improvements to the Phases #2-9 Major Improvement Area excluding amounts allocated to Phase #2, Phase #3, Phase #4, and Phase #5. See Table V-B for amounts previously allocated to Phase #2, Phase #3, Phase #4, and Phase #5.

D. Allocation of Additional Major Improvements to Assessed Property

As shown in Table E-24 and Table E-28 of Appendix E, the 2022 revised total Equivalent Units for Phase #1 and Phases #2-9 Major Improvement Area are calculated as 132.57 and 533.57, respectively, resulting in 666.14 2022 revised total Equivalent Units for the entire PID (i.e., 132.57 + 533.57 = 666.14). As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #1 Assessed Property is calculated as 19.90 percent of the costs of the Additional Major Improvements (i.e., 132.57 ÷ 666.14 = 19.90%) and the percentage

used to reallocate the Additional Major Improvements applicable to the Phases #2-9 Major Improvement Area Assessed Property is calculated as 80.10 percent of the costs of the Additional Major Improvements (i.e., 533.57 ÷ 666.14 = 80.10%) as shown in Table V-D.

As shown in Table E-30 of Appendix E, the 2022 revised total Equivalent Units for Phase #2 is calculated as 128.56. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #2 Assessed Property is calculated as 19.30 percent of the costs of the Additional Major Improvements (i.e., 128.56 ÷ 666.14 = 19.30%) as shown in Table V-D.

As shown in Table E-32 of Appendix E, the 2022 revised total Equivalent Units for Phase #3 is calculated as 77.97. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #3 Assessed Property is calculated as 11.70 percent of the costs of the Additional Major Improvements (i.e., 77.97 ÷ 666.14 = 11.70%) as shown in Table V-D.

As shown in Table E-34 of Appendix E, the 2022 revised total Equivalent Units for Phase #4 is calculated as 3.53. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #4 Assessed Property is calculated as 0.53 percent of the costs of the Additional Major Improvements (i.e., 3.53 ÷ 666.14 = 0.53%) as shown in Table V-D.

As shown in Table E-36 of Appendix E, the 2022 revised total Equivalent Units for Phase #5 is calculated as 42.48. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #5 Assessed Property is calculated as 6.38 percent of the costs of the Additional Major Improvements (i.e., 42.48 ÷ 666.14 = 6.38%) as shown in Table V-D.

As shown in Table E-37 of Appendix E, the total Equivalent Units for Phase #6 is calculated as 83.22. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #6 Assessed Property is calculated as 12.49 percent of the costs of the Additional Major Improvements (i.e., 83.22 ÷ 666.14 = 12.49%) as shown in Table V-D.

As shown in Table E-38 of Appendix E, the total Equivalent Units for Phase #7 is calculated as 93.51. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #7 Assessed Property is calculated as 14.04 percent of the costs of the Additional Major Improvements (i.e., 93.51 ÷ 666.14 = 14.04%) as shown in Table V-D.

As shown in Table E-39 of Appendix E, the total Equivalent Units for Phases #8-9 is calculated as 104.30. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.14. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phases #8-9 Assessed Property is calculated as 15.66 percent of the costs of the Additional Major Improvements (i.e., 104.30 ÷ 666.14 = 15.66%) as shown in Table V-D.

The Additional Major Improvements provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Additional Major Improvements have been allocated throughout all Assessed Property in the District.

Table V-D
Allocation of Additional Major Improvements

Authorized Improvement	Total Costs
Roadway Improvements	$1,417,681
Water Improvements	$182,128
Sanitary Sewer Improvements	$172,975
Storm Drainage Improvements	$285,348
Other soft and miscellaneous costs	$80,026
Total Additional Major Improvements	**$2,138,158**
Phase #1	
Projected total Equivalent Units	132.57
% of total units	19.90%
Proportionate Share of Costs	$425,520
Phase #2	
Projected total Equivalent Units	128.56
% of total units	19.30%
Proportionate Share of Costs	$412,648
Phase #3	
Projected total Equivalent Units	77.97
% of total units	11.70%
Proportionate Share of Costs	$250,266
Phase #4	
Projected total Equivalent Units	3.53
% of total units	0.53%
Proportionate Share of Costs	$11,330
Phase #5	
Projected total Equivalent Units	42.48
% of total units	6.38%
Proportionate Share of Costs	$136,351
Phase #6	
Projected total Equivalent Units	83.22
% of total units	12.49%
Proportionate Share of Costs	$267,117
Phase #7	
Projected total Equivalent Units	93.51
% of total units	14.04%
Proportionate Share of Costs	$300,146
Phases #8-9	
Projected total Equivalent Units	104.30
% of total units	15.66%
Proportionate Share of Costs	$334,779

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E. ASSESSMENT METHODOLOGY

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Phases #2-9 Major Improvement Area

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phases #2-9 Major Improvement Area Initial Projects financed with the Phases #2-9 Major Improvement Area Bonds and Phases #2-9 Refunding and Improvement Bonds shall be allocated to the Phases #2-9 Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels within the Phases #2-9 Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phases #2-9 Major Improvement Area Initial Projects and the Budgeted Costs of the Phases #2-9 Major Improvement Area Additional Projects and costs incurred in the issuance of the Phase #2-9 Major Improvement Area Bonds and the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-A, Table III-B, and Table III-C, the City Council has determined that the benefit to the Phases #2-9 Major Improvement Area Assessed Property from the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects and costs incurred in the issuance of the Phases #2-9 Major Improvement Area Bonds and the Phases #2-9 Refunding and Improvement Bonds is at least equal to the Assessments levied on the Phases #2-9 Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within the Phases #2-9 Major Improvement Area is shown on the Phases #2-9 Major Improvement Area Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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2. Assessment Methodology for Phase #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Initial Projects, shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels within Phase #1 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #1 Initial Projects and the Actual Costs of the Phase #1 Additional Projects, and costs incurred in the issuance of the Phase #1 Bonds and the Phase #1 Refunding Bonds, as set forth in Table III-D, the City Council has determined that the benefit to Phase #1 Assessed Property from the Phase #1 Initial Projects and the Phase #1 Additional Projects, and costs incurred in the issuance of the Phase #1 Bonds and the Phase #1 Refunding Bonds, is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

Appendix E shows the detailed calculation of the Assessment per Equivalent Unit and the Assessment for each Lot Type.

3. Assessment Methodology for Phase #2

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Improvements shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels within Phase #2 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #2 Initial Projects and the Actual Costs of the Phase #2 Additional Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-E and Table-M, the City Council has determined

that the benefit to Phase #2 Assessed Property is at least equal to the Assessments levied on the Phase #2 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for Phase #3

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Improvements shall be allocated to the Phase #3 Assessed Property by spreading the entire Assessment across the Parcels within Phase #3 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #3 Initial Projects and the Actual Costs of the Phase #3 Additional Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-F and Table-M, the City Council has determined that the benefit to Phase #3 Assessed Property is at least equal to the Assessments levied on the Phase #3 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more

vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #3 is shown on the Phase #3 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

5. Assessment Methodology for Phase #4

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #4 Improvements shall be allocated to the Phase #4 Assessed Property by spreading the entire Assessment across the Parcels within Phase #4 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #4 Initial Projects and the Actual Costs of the Phase #4 Additional Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-G and Table-M, the City Council has determined that the benefit to Phase #4 Assessed Property is at least equal to the Assessments levied on the Phase #4 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #4 is shown on the Phase #4 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

6. Assessment Methodology for Phase #5

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #5 Improvements shall be allocated to the Phase #5 Assessed Property by spreading the entire Assessment across the Parcels within Phase #5 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #5 Initial Projects and the Actual Costs of the Phase #5 Additional Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Table III-H and Table-M, the City Council has determined that the benefit to Phase #5 Assessed Property is at least equal to the Assessments levied on the Phase #5 Assessed Property

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #5 is shown on the Phase #5 Assessment Roll, attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

7. Assessment Methodology for Phase #6

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #6 Projects shall be allocated to the Phase #6 Assessed Property by spreading the entire Assessment across the Parcels within Phase #6 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #6 Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Tables III-I and Table-M, the City Council has determined that the benefit to Phase #6 Assessed Property is at least equal to the Assessments levied on the Phase #6 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share

of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #6 is shown on the Phase #6 Assessment Roll, attached as Appendix L, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

8. Assessment Methodology for Phase #7

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #7 Projects shall be allocated to the Phase #7 Assessed Property by spreading the entire Assessment across the Parcels within Phase #7 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #7 Projects and costs incurred in the issuance of the Phases #2-9 Refunding and Improvement Bonds, as set forth in Tables III-J and Table-M, the City Council has determined that the benefit to Phase #7 Assessed Property is at least equal to the Assessments levied on the Phase #7 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #7 is shown on the Phase #7 Assessment Roll, attached as Appendix M, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

9. Assessment Methodology for Phases #8-9

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phases #8-9 Projects shall be allocated to the Phases #8-9 Assessed Property by

spreading the entire Assessment across the Parcels within Phases #8-9 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phases #8-9 Projects and costs incurred in the issuance of the Phases #8-9 Improvement Bonds, as set forth in Tables III-L, the City Council has determined that the benefit to Phases #8-9 Assessed Property is at least equal to the Assessments levied on the Phases #8-9 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phases #8-9 is shown on the Phases #8-9 Assessment Roll, attached as Appendix N, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

F. ASSESSMENTS

The Assessments for the Phases #2-9 Major Improvement Area, Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, Phase #7, and Phases #8-9 are levied on each Parcel according to the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, the Phase #7 Assessment Roll, and the Phases #8-9 Assessment Roll attached hereto as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, Appendix M, and Appendix N, respectively. The Annual Installments of the Assessments will be collected at the times and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

G. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual

Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

H. Additional Interest Reserve

Pursuant to the PID Act, the interest rate for Assessments that secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments which secure a series of Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds (the "Additional Interest Component").

Funds generated by the Additional Interest Component related to the Phase #1 Refunding Bonds, the Phases #2-9 Refunding and Improvement Bonds, and the Phases #8-9 Improvement Bonds are held in reserves held under the applicable Trust Indenture, which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Phase #1 Refunding Bonds, the Phases #2-9 Refunding and Improvement Bonds, or the Phases #8-9 Improvement Bonds are prepaid, to offset any possible delinquent payments and pay Administrative Expenses provided for in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENT

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PHASES #2-9 MAJOR IMPROVEMENT AREA

Original – Phases #2-9 Major Improvement Area Assessment Roll

The Assessment and Annual Installments for each Assessed Property located within the Phases #2-9 Major Improvement Area are shown on the Phases #2-9 Major Improvement Area Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phases #2-9 Major Improvement Area Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest due on Phases #2-9 Major Improvement Area proportional share of the Phases #2-9 Refunding and Improvement Bonds, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #1 shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Refunding Bonds, (ii) the Additional Interest Component to fund the Additional Interest Reserve described in Section V, and (iii) Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #2 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #2's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #2 Improvements, (ii) the Additional Interest

Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #3

The Assessment and Annual Installments for each Assessed Property located within Phase #3 is shown on the Phase #3 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #3 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #3's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #3 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

E. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #4

The Assessment and Annual Installments for each Assessed Property located within Phase #4 is shown on the Phase #4 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #4 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #4's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #4 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

F. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #5

The Assessment and Annual Installments for each Assessed Property located within Phase #5 is shown on the Phase #5 Assessment Roll, attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #5 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #5's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #5 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

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G. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #6

The Assessment and Annual Installments for each Assessed Property located within Phase #6 is shown on the Phase #6 Assessment Roll, attached as Appendix L, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #6 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #6's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #6 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

H. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #7

The Assessment and Annual Installments for each Assessed Property located within Phase #7 is shown on the Phase #7 Assessment Roll, attached as Appendix M, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, the Annual Installments for each Assessed Property located within Phase #7 shall be collected in an amount sufficient to pay (i) principal and interest due on Phase #7's proportional share of the Phases #2-9 Refunding and Improvement Bonds related to Phase #7 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

I. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASES #8-9

The Assessment and Annual Installments for each Assessed Property located within Phases #8-9 is shown on the Phases #8-9 Assessment Roll, attached as Appendix N, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Following the issuance of the Phases #8-9 Improvement Bonds, the Annual Installments for each Assessed Property located within Phases #8-9 shall be collected in an amount sufficient to pay (i) principal and interest due on Phases #8-9 Improvement Bonds related to Phases #8-9 Improvements, (ii) the Additional Interest Component to fund the Additional Interest Reserve, if any, and (iii) Administrative Expenses related to the PID.

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J. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels existing prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount and related Prepayment Costs by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

K. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the party making such transfer of such Parcel shall pay to

the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. Payments required as described in Section I or this Section J shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

L. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or an obligation due under the Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or obligation under the Reimbursement Agreement, resulting in excess Bond proceeds or Assessment Revenues being available to redeem Bonds of such series and/or a need to reduce the related obligation under the Reimbursement Agreement, as the case may be, then the Assessment securing such series of Bonds and/or obligations under the Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council as described in the applicable Trust Indenture or Reimbursement Agreement such that the sum of the resulting reduced Assessments for all applicable Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds or Assessment Revenues shall applied to redeem Bonds of such series, or as provided in the Indenture or to reduce the obligation under the Reimbursement Agreement, as applicable. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under the Reimbursement Agreement. If all of the Authorized Improvements are not completed, the City may, as and if permitted in the applicable Trust Indenture, reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay obligations under the Reimbursement Agreement and/or to repay the Bonds, including interest on the Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds or as described in the applicable Trust Indenture. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under the Reimbursement Agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced based on the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under the Reimbursement

Agreement is equal to the outstanding principal amount of the Bonds and/or the amount outstanding under the Reimbursement Agreement.

M. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture or applicable reimbursement agreement; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner responsible to pay an Assessment, the Assessment on any Parcel plus Prepayment Costs related thereto may be paid in part; provided, however, if PID Bonds have been issued, then such payment shall be in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator and approved by the City. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Component.

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Phases #2-9 Major Improvement Area

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phases #2-9 Major Improvement Area Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area Initial Projects and Phases #2-7 Projects attached as Exhibit 2 sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 16 (2025-2040), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phases #2-9 Major Improvement Area Assessment Roll in Appendix F and the Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area Initial Projects and Phases #2-7 Projects as shown in Exhibit 2.

Phase #1 Refunding

Following the issuance of the Phase #1 Refunding Bonds, each Assessment for the Phase #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phase #1 Refunding Bonds. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.00% in years 1 through 10 (2021-2030), 3.00% in years 11 through 15 (2031 through 2035), 2.625% in years 16 through 20 (2036-2040), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Phase #1 Assessment Roll is shown as Appendix G.

Phase #2

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #2 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 20 (2025-2044), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve. If and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll. The Phase #2 Assessment Roll is shown as Appendix H and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #3

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #3 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #3 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 22 (2025-2046), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #3 Assessment Roll. The Phase #3 Assessment Roll is

shown as Appendix I and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #4

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #4 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #4 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.61% in years 1 through 23 (2025-2047), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #4 Assessment Roll. The Phase #4 Assessment Roll is shown as Appendix J and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #5

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #5 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #5 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.64% in years 1 through 24 (2025-2048), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #5 Assessment Roll. The Phase #5 Assessment Roll is shown as Appendix K and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #6

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #6 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #6 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 29 (2025-2053), and the Additional Interest Rate of up to 0.5% to fund Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #6 Assessment Roll. The Phase #6 Assessment Roll is shown as Appendix L and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phase #7

Following the issuance of the Phases #2-9 Refunding and Improvement Bonds, each Assessment for the Phase #7 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #2-9 Refunding and Improvement Bonds. The Phase #7 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.00% in years 1 through 30 (2024-2054), and the Additional Interest Rate of up to 0.5% to fund

Additional Interest Reserve, if and when collected. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #7 Assessment Roll. The Phase #7 Assessment Roll is shown as Appendix M and summarized in the Consolidated Summary of Assessments for Phases #2-7 Projects as shown in Exhibit 1.

Phases #8-9

Following the issuance of the Phases #8-9 Improvement Bonds, each Assessment for the Phases #8-9 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phases #8-9 Improvement Bonds. The Phases #8-9 Assessment Roll set forth for each year the Annual Installment for each Parcel based on an interest rate of 6.15% in years 1 through 30 (2025-2055), and the Additional Interest Rate of up to 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Phases #8-9 Assessment Roll. The Phases #8-9 Assessment Roll is shown as Appendix N.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or the obligation due under the Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or the obligation due under the Reimbursement Agreement in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

N. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a Prepayment Reserve (if applicable). Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes, as applicable, and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Phases #2-9 Major Improvement Area

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Assessment against the Phases #2-9 Major Improvement Area commenced with the issuance of the Phases #2-9 Major Improvement Area Bonds.

Phase #1

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phase #1 Bonds commenced with the issuance of the Phase #1 Bonds.

Phase #2

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #2 Improvements were billed in October 2018.

Phase #3

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #3 Improvements were billed in October 2020.

Phase #4

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #4 Improvements were billed in October 2021.

Phase #5

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #5 Improvements were billed in October 2022.

Phase #6

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #6 Improvements were billed in October 2023.

Phase #7

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #7 Improvements were billed in October 2024.

Phases #8-9

The collection of the first Annual Installment for a Phases #8-9 Lot or Phases #8-9 Parcel shall commence upon the earlier of: (i) September 1, 2026, (ii) with tax bills sent the first October after the issuance of the Phases #8-9 Improvement Bonds such that upon the issuance of such Bonds, all Assessments levied for Phases #8-9 Projects shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phases #8-9 Projects on the Phases #8-9 Assessed Property. Such first Annual Installment for a Phases #8-9 Lot or Phases #8-9 Parcel shall be due by January 31st of the following calendar year.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. PHASES #2-9 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Original – Phases #2-9 Major Improvement Area Assessment Roll

Each Parcel within the Phases #2-9 Major Improvement Area has been evaluated by the City Council (based on the concept plan, developable area, proposed Homeowner Association Property and Public Property, the major improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phases #2-9 Major Improvement Area.

Phases #2-9 Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phases #2-9 Major Improvement Area Initial Projects and receives benefit from the Phases #2-9 Major Improvement Area Additional Projects being paid for by the Developer. Table VII-A summarizes the $21,241,050 in special benefit received by the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects, the pro rata costs of the PID formation, and issuance costs for the Phases #2-9 Major Improvement Area Bonds. The amount of Phases #2-9 Major Improvement Area Bonds and the portion of the Reimbursement Agreement related to the Phases #2-9 Major Improvement Area Initial Projects was $18,150,000 [$13,150,000 + $5,000,000 = $18,150,000], at the time of levy of the Assessments against the Phases #2-9 Major Improvement Area Assessed Property, which is less than the benefit received by Phases #2-9 Major Improvement Area Assessed Property for the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects, and as such the total Assessment for all Assessed Property within Phases #2-9 Major Improvement Area for the Phases #2-9 Major Improvement Area Projects is $18,150,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within the Phases #2-9 Major Improvement Area is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan.

The Assessments levied against the Phases #2-9 Major Improvement Area Assessed Property shown in Appendix F are being updated to reflect the Phases #2-9 Major Improvement Area's share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $737,265. The net assessment on the Phases #2-9 Major Improvement Area Assessed Property was $18,150,000, resulting in $2,125,355 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phases #2-9 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-A
Special Benefit Summary – Phases #2-9 Major Improvement Area

Special Benefit	Total
Total Phases #2-9 Major Improvement Area Initial Projects[1]	$13,578,272
Bond Issuance Costs:	
Debt service reserve	$1,073,375
Capitalized interest	$1,590,250
Bond issuance costs	$1,908,104
Subtotal Bond Issuance Costs	*$4,571,728*
Refunding Bond Issuance Costs:	
Debt service reserve	$237,561
Issuance Costs	$531,866
Additional Interest	$115,150
Underwriter's Discount	$345,450
Surety Bond	$8,104
Bond Insurance Premium	$149,958
Subtotal Refunding Bond Issuance Costs	*$1,388,090*
Total Special Benefit	**$19,538,090**
Special Benefit:	
Total Special Benefit	$19,538,090
Assessment	$18,150,000
Principal Refunding related savings	($737,265)
Excess Benefit	**$2,125,355**

[1]See Table III-A for details.
[2]See Table III-B and Table III-C for details.

B. PHASE #1 ASSESSMENT ROLL

Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #1 Initial Projects and receives benefit from the Phase #1 Additional Projects being paid for by the Developer. Table VII-B summarizes the $11,397,743 in special benefit received by Phase #1 Assessed Property from the Phase #1 Initial Projects and Phase #1 Additional Projects, the pro rata costs of the PID formation, and the issuance costs for the Phase #1 Bonds. The original amount of Phase #1 Bonds was $9,000,000, which was less than the benefit received by Phase #1 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #1 was $9,000,000 plus annual Administrative Expenses and other authorized charges. In addition, the Phase #1 Assessments were adjusted to reflect the Phase #1 Refunding Bond related savings in the total amount of $475,000. As a result, the net assessment on the Phase #1 Assessed Property was $8,525,000, resulting in $2,872,743 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #1 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix G.

Table VII-B
Special Benefit Summary – Phase #1

Special Benefit	Total Cost
Total Phase #1 Initial Projects[1]	$9,272,722
Total Phase #1 Additional Projects	$425,124
Subtotal	*$9,697,846*
PID Formation/Bond Issuance Costs:	
Debt service reserve	$727,844
Capitalized interest	$456,939
Bond issuance costs	$515,114
Subtotal Bond Issuance Costs	*$1,699,897*
Total Special Benefit	**$11,397,743**
Special Benefit:	
Total Special Benefit	$11,397,743
Original Assessment:	$9,000,000
Refunding related savings	($475,000)
Net Assessment	*$8,525,000*
Excess Benefit	**$2,872,743**

[1]See Table III-D details.

C. PHASE #2 ASSESSMENT ROLL

Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #2 Improvements and receives benefit from the Phase #2 Additional Projects being paid for by the Developer. Table VII-C summarizes the $5,826,292 in special benefit received by Phase #2 Assessed Property from the Phase #2 Improvements, the Phase #2 Additional Projects and the pro rata costs of the PID formation. The outstanding amount related to Phase #2 is $5,300,000. The Assessment for each Parcel of Assessed Property within Phase #2 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

The Phase #2 Assessments shown in Appendix H are being updated to reflect the Phase #2 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $887. The net assessment on the Phase #2 Assessed Property was $5,300,000, resulting in $1,045,575 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #2 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-C
Special Benefit Summary – Phase #2

Special Benefit	Phase #2 Portion of Phases #2-7 Projects
Total Phase #2 Improvements[1]	$5,414,027
Total Phase #2 Additional Projects	$412,648
Subtotal	*$5,826,675*
Refunding Bond Issuance Costs	
Reserve Fund	$87,870
Cost of Issuance	$192,889
Underwriter's Discount	$127,800
Additional Interest	$42,600
Surety Bond	$4,599
Bond Insurance	$62,254
Subtotal Refunding Bond Issuance Costs	*$518,012*
Total Special Benefit	**$6,344,688**
Special Benefit:	
Total Special Benefit	$6,344,688
Original Phase #2 Assessment	$5,300,000
Principal Refunding related savings	($887)
Excess Benefit	**$1,045,575**

[1]See Table III-E for details.

D. PHASE #3 ASSESSMENT ROLL

Phase #3 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #3 Improvements and receives benefit from the Phase #3 Additional Projects being paid for by the Developer. Table VII-D summarizes the $4,627,033 in special benefit received by Phase #3 Assessed Property from the Phase #3 Improvements, the Phase #3 Additional Projects and the pro rata costs of the PID formation. The outstanding amount related to Phase #3 is $3,700,000. The Assessment for each Parcel of Assessed Property within Phase #3 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

The Phase #3 Assessments shown in Appendix I are being updated to reflect the Phase #3 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $94. The net assessment on the Phase #3 Assessed Property was $3,700,000, resulting in $1,286,081 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #3 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-D
Special Benefit Summary – Phase #3

Special Benefit	Phase #3 Portion of Phases #2-7 Projects
Total Phase #3 Improvements[1]	$4,377,000
Total Phase #3 Additional Projects	$250,266
Subtotal	*$4,627,266*
Refunding Bond Issuance Costs	
Reserve Fund	$60,292
Cost of Issuance	$132,351
Underwriter's Discount	$87,690
Additional Interest	$29,230
Surety Bond	$2,780
Bond Insurance	$46,378
Subtotal Refunding Bond Issuance Costs	*$358,721*
Total Special Benefit	**$4,985,987**
Special Benefit:	
Total Special Benefit	$4,985,987
Original Phase #3 Assessment	$3,700,000
Principal Refunding related savings	($94)
Excess Benefit	**$1,286,081**

[1]See Table III-F for details.

E. PHASE #4 ASSESSMENT ROLL

Phase #4 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #4 Improvements and receives benefit from the Phase #4 Additional Projects being paid for by the Developer. Table VII-E summarizes the $403,320 in special benefit received by Phase #4 Assessed Property from the Phase #4 Improvements, the Phase #4 Additional Projects and the pro rata costs of the PID formation. The outstanding par amount related to Phase #4 is $167,000. The Assessment for each Parcel of Assessed Property within Phase #4 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

The Phase #4 Assessments shown in Appendix J are being updated to reflect the Phase #4 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $0. The net assessment on the Phase #4 Assessed Property was $167,000, resulting in $256,509 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #4 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-E
Special Benefit Summary – Phase #4

Special Benefit	Phase #4 Portion of Phases #2-7 Projects
Total Phase #4 Improvements[1]	$392,000
Total Phase #4 Additional Projects	$11,330
Subtotal	*$403,330*
Refunding Bond Issuance Costs	
Reserve Fund	$3,383
Cost of Issuance	$7,426
Underwriter's Discount	$4,920
Additional Interest	$1,640
Surety Bond	$160
Bond Insurance	$2,651
Subtotal Refunding Bond Issuance Costs	*$20,179*
Total Special Benefit	**$423,509**
Special Benefit:	
Total Special Benefit	$423,509
Original Phase #4 Assessment	$167,000
Principal Refunding related savings	$0
Excess Benefit	**$256,509**

[1]See Table III-G for details.

F. PHASE #5 ASSESSMENT ROLL

Phase #5 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #5 Improvements and receives benefit from the Phase #5 Additional Projects being paid for by the Developer. Table VII-F summarizes the $3,600,419 in special benefit received by Phase #5 Assessed Property from the Phase #5 Improvements, the Phase #5 Additional Projects and the pro rata costs of the PID formation. The outstanding amount related to Phase #5 is $2,510,000. The Assessment for each Parcel of Assessed Property within Phase #5 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

The Phase #5 Assessments shown in Appendix K are being updated to reflect the Phase #5 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $459. The net assessment on the Phase #5 Assessed Property was $2,510,000, resulting in $1,385,368 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #5 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-F
Special Benefit Summary – Phase #5

Special Benefit	Phase #5 Portion of Phases #2-7 Projects
Total Phase #5 Improvements[1]	$3,464,195
Total Phase #5 Additional Projects	$136,351
Subtotal	*$3,600,546*
Refunding Bond Issuance Costs	
Reserve Fund	$49,401
Cost of Issuance	$108,444
Underwriter's Discount	$71,850
Additional Interest	$23,950
Surety Bond	$1,976
Bond Insurance	$38,743
Subtotal Refunding Bond Issuance Costs	*$294,363*
Total Special Benefit	**$3,894,909**
Special Benefit:	
Total Special Benefit	$3,894,909
Original share of Phases #2-9 Assessments	$2,510,000
Principal Refunding related savings	($459)
Excess Benefit	**$1,385,368**

[1]See Table III-G for details.

G. PHASE #6 ASSESSMENT ROLL

Phase #6 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #6 Projects. Table VII-G summarizes the $5,967,861 in special benefit received by Phase #6 Assessed Property from the Phase #6 Projects and the pro rata costs of the PID formation. The outstanding amount related to Phase #6 is $5,967,861, which is less than the benefit received by Phase #6 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #6 is $5,967,861 plus annual Administrative Expenses and other authorized charges.

The Phase #6 Assessments shown in Appendix L are being updated to reflect the Phase #6 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $851. The net assessment on the Phase #6 Assessed Property was $5,967,861, resulting in $625,745 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #6 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-G
Special Benefit Summary – Phase #6

Special Benefit	Phase #6 Portion of Phases #2-7 Projects
Total Phase #6 Improvements[1]	$5,968,061
Subtotal	*$5,968,061*
Refunding Bond Issuance Costs	
Reserve Fund	$104,309
Cost of Issuance	$228,977
Underwriter's Discount	$151,710
Additional Interest	$50,570
Surety Bond	$2,749
Bond Insurance	$86,379
Subtotal Refunding Bond Issuance Costs	*$624,693*
Total Special Benefit	**$6,592,755**
Special Benefit:	
Total Special Benefit	$6,592,755
Original share of Phases #2-9 Assessments	$5,967,861
Principal Refunding related savings	($851)
Excess Benefit	**$625,745**

[1]See Table III-I for details.

H. PHASE #7 ASSESSMENT ROLL

Phase #7 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #7 Projects. Table VII-H summarizes the $7,920,908 in special benefit received by Phase #7 Assessed Property from the Phase #7 Improvements and the pro rata costs of the PID formation. The outstanding amount related to Phase #7 is $7,920,908, which is less than the benefit received by Phase #7 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #7 is $7,920,908 plus annual Administrative Expenses and other authorized charges.

The Phase #7 Assessments shown in Appendix M are being updated to reflect the Phase #7 share of the Phases #2-9 Refunding and Improvement Bonds. The Phases #2-9 Refunding and Improvement Bonds related savings total amount is $130. The net assessment on the Phase #7 Assessed Property was $7,920,908, resulting in $964,525 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #7 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-H
Special Benefit Summary – Phase #7

Special Benefit	Phase #7 Portion of Phases #2-7 Projects
Total Phase #7 Improvements[1]	$7,871,187
Administrative Expenses (First Year)	$50,000
Subtotal	*$7,921,187*
Refunding Bond Issuance Costs	
Reserve Fund	$160,269
Cost of Issuance	$351,819
Underwriter's Discount	$233,100
Additional Interest	$77,700
Surety Bond	$4,978
Bond Insurance	$136,250
Subtotal Refunding Bond Issuance Costs	*$964,116*
Total Special Benefit	**$8,885,303**
Special Benefit:	
Total Special Benefit	$8,885,303
Original Phase #7 Assessment	$7,920,908
Refunding related savings	($130)
Excess Benefit	**$964,525**

[1]See Table III-J for details.

I. PHASES #8-9 ASSESSMENT ROLL

Phases #8-9 Assessed Property is being assessed for the special benefits conferred upon the property as a result of the Phases #8-9 Projects. Table VII-I summarizes the $12,014,339 in special benefit received by Phases #8-9 Assessed Property from the Phases #8-9 Projects, the pro rata costs of the PID formation, Administration Expenses, and bond issuance costs. The total Assessment related to Phases #8-9 is $10,800,000, which is less than the benefit received by Phases #8-9 Assessed Property, and as such the total Assessment for all Assessed Property within Phases #8-9 is $10,800,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phases #8-9 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan.

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Table VII-I
Special Benefit Summary – Phases #8-9

Special Benefit	Total Cost
Total Phases #8-9 Projects[1]	$9,649,439
Bond Issuance Costs	
Reserve Fund	$824,200
Cost of Issuance	$502,500
Underwriter's Discount	$324,000
Administrative Expenses	$50,000
Capitalized Interest	$664,200
Subtotal Bond Issuance Costs	*$2,364,900*
Total Special Benefit	**$12,014,339**
Special Benefit:	
Total Special Benefit	$12,014,339
Assessment	$10,800,000
Excess Benefit	**$1,214,339**

[1]See Table III-J for details.

J. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator previously prepared and the Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, the Phase #7 Assessment Roll, and the Phases #8-9 Assessment Roll, in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); (iv) payments of the Assessment, if any, as provided by Section VI.M of this Service and Assessment Plan.

Upon the future issuance of Bonds, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of Assessed Property claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:

(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Administrative Expenses, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the applicable Trust Indenture, such determination shall be conclusive. Tables within this Service and Assessment Plan may be rounded to the nearest dollar.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to a parcel of Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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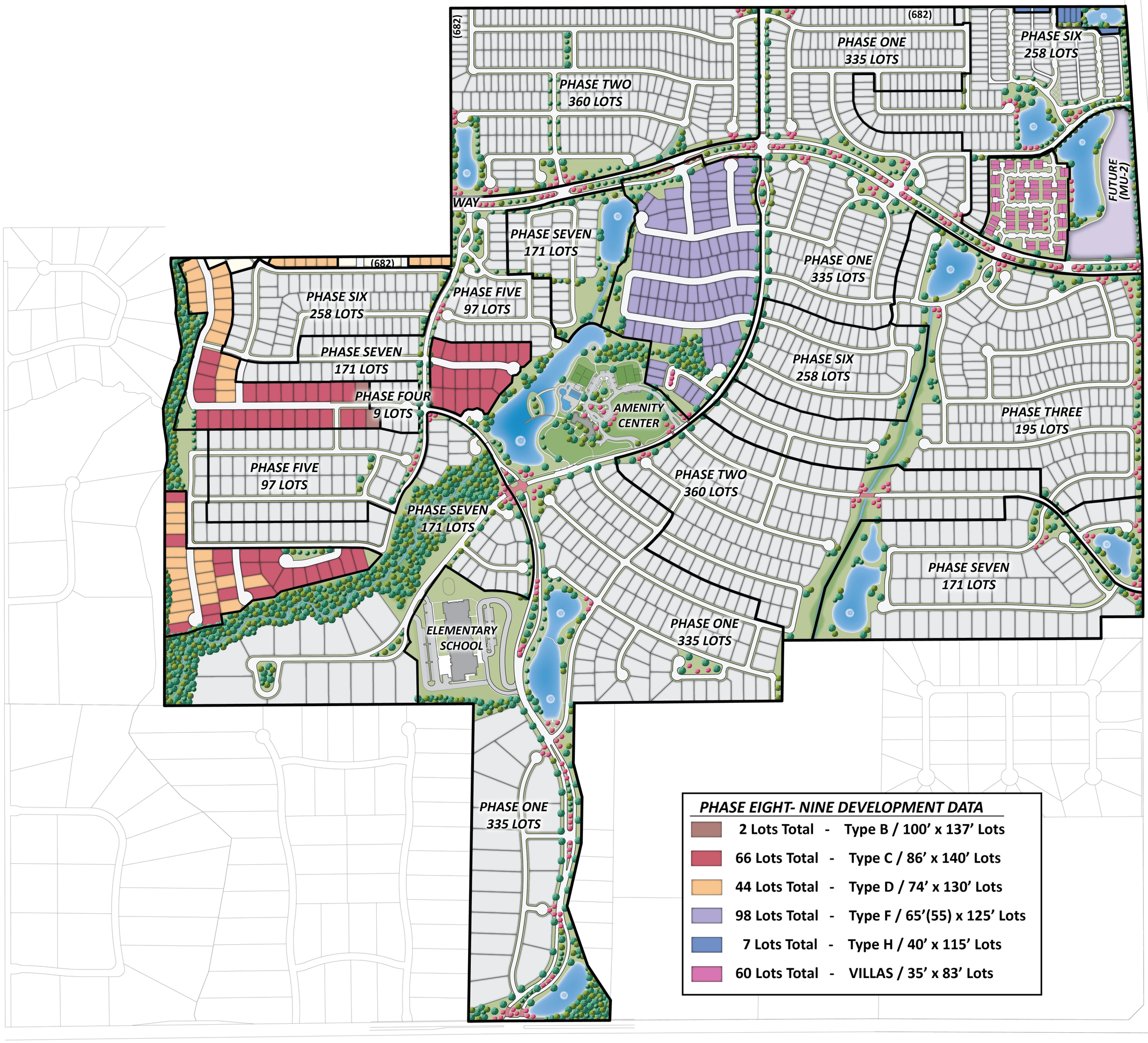
APPENDIX A
THE PID MAP AND LEGAL DESCRIPTIONS

MUSTANG LAKES
PHASE 8 - 9 (682)

MUSTANG LAKES



Celina, Texas
11-22-2022
05052

- Existing Lots
- Future Lots
- Mixed Use

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals.

Image is shown at a scale of **1” = 400’** when printed at 24x36.

N

Cambridge

PAPE-DAWSON ENGINEERS

PHASES #8-9 LEGAL DESCRIPTIONS

WHEREAS, CELINA 683 PARTNERS, L.P., a Texas Limited Partnership, CELINA 557 PARTNERS, L.P., a Texas Limited Partnership, and CITY OF CELINA are the owners of the land shown on this plat within the areas described by metes and bounds as follows:

21.335 Acres Tract (tracts 1-3_phase 8)

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being a portion of the remainder tract of land described in Deed to CELINA 682 PARTNERS L.P., recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the most westerly northwest corner of said CELINA 682 PARTNERS L.P. tract, on the south line of a tract of land described in Deed to CELINA 557 PARTNERS, L.P., recorded in Document Number 20190205000119410, Official Public Records, Collin County, Texas;

THENCE N 89° 38' 46" E, along the common north line of said CELINA 682 PARTNERS L.P. tract and the south line of said CELINA 557 PARTNERS, L.P. tract, a distance of 1,947.39 feet to an interior ell corner of said CELINA 682 PARTNERS L.P. tract;

THENCE N 00° 14' 27" W, along a west line of said CELINA 682 PARTNERS L.P. tract, a distance of 304.59 feet to the southwest corner of Ownsby Parkway, an 60’ existing right-of-way line according to the document of record file in Document Number 20210811010002910, Official Public Records, Collin County, Texas;

THENCE N 89° 45' 33" E, leaving said west line and with the south right-of-way line of said Ownsby Parkway, a distance of 70.45 feet;

THENCE S 45° 14' 27" E, a distance of 35.36 feet;

THENCE S 00° 14' 27" E, a distance of 20.78 feet to the beginning of a curve to the right having a central angle of 32° 12' 16", a radius of 114.50 feet and a chord bearing and distance of S 15° 51' 41" W, 63.51 feet;

Along said curve to the right, an arc distance of 64.36 feet;

THENCE S 31° 57' 49" W, a distance of 49.82 feet to the beginning of a curve to the left having a central angle of 32° 30' 07", a radius of 110.50 feet and a chord bearing and distance of S 15° 42' 45" W, 61.85 feet;

Along said curve to the left, an arc distance of 62.68 feet to the beginning of a reverse curve to the right having a central angle of 17° 08' 54", a radius of 575.00 feet and a chord bearing and distance of S 08° 02' 09" W, a distance of 171.45 feet;

Along said curve to the right, an arc distance of 172.09 feet;

THENCE S 63° 36' 11" W, a distance of 13.77 feet;

THENCE N 69° 54' 06" W, a distance of 4.38 feet to the beginning of a curve to the left having a central angle of 20° 27' 08", a radius of 175.00 feet and a chord bearing and distance of N 80° 07' 40" W, 62.14 feet;

Along said curve to the left, an arc distance of 62.47 feet;

THENCE S 89° 38' 46" W, a distance of 1,112.68 feet to the beginning of a curve to the right having a central angle of 41° 25' 14", a radius of 225.00 feet and a chord bearing and distance of N 69° 38' 37" W, 159.14 feet;

Along said curve to the right, an arc distance of 162.66 feet;

THENCE S 41° 04' 00" W, a distance of 50.00 feet to the beginning of a curve to the left having a central angle of 05° 36' 47", a radius of 175.00 feet and a chord bearing and distance of S 27° 32' 14" W, 17.14 feet;

Along said curve to the left, an arc distance of 17.14 feet;

THENCE S 74° 29' 32" W, a distance of 166.14 feet;

THENCE S 05° 55' 25" E, a distance of 142.80 feet;

THENCE S 00° 21' 14" E, a distance of 147.03 feet;

THENCE S 07° 18' 54" W, a distance of 69.08 feet;

THENCE S 18° 09' 01" W, a distance of 157.29 feet;

THENCE N 76° 17' 34" W, a distance of 12.50 feet;

THENCE S 13° 33' 49" W, a distance of 50.00 feet;

THENCE S 76° 17' 34" E, a distance of 32.26 feet to the beginning of a curve to the right through 08° 54' 51", a radius of 475.00 feet and a chord bearing and distance of S 71° 50' 09" E, 73.83 feet;

Along said curve to the right, an arc distance of 73.90 feet to the beginning of a reverse curve to the left having a central angle of 02° 31' 22", a radius of 525.00 feet and a chord bearing and distance of S 68° 38' 24" E, 23.11 feet;

Along said curve to the left, an arc distance of 23.12 feet;

THENCE S 26° 08' 55" E, a distance of 14.31 feet;

THENCE S 18° 09' 01" W, a distance of 60.51 feet to the beginning of a curve to the left having a central angle of 18° 30' 15", a radius of 275.00 feet and a chord bearing and distance of S 08° 53' 53" W, 88.43 feet;

Along said curve to the left, an arc distance of 88.81 feet;

THENCE S 00° 21' 14" E, a distance of 10.55 feet;

THENCE N 89° 38' 46" E, a distance of 930.00 feet;

THENCE S 00° 21' 14" E, a distance of 188.00 feet;

THENCE N 89° 38' 46" E, a distance of 73.02 feet;

THENCE S 00° 21' 14" E, a distance of 137.00 feet;

THENCE S 89° 38' 46" W, a distance of 1,497.22 feet to a point on the west line of the above mentioned CELINA 682 PARTNERS L.P. tract;

THENCE along the west line of said CELINA 682 PARTNERS L.P. tract, the following courses and distances:

N 08° 43' 39" W, a distance of 33.77 feet;

N 02° 14' 13" W, a distance of 113.37 feet;

N 15° 56' 43" E, a distance of 284.21 feet;

N 27° 49' 29" E, a distance of 53.72 feet;

N 13° 03' 17" E, a distance of 109.39 feet;

N 10° 02' 27" W, a distance of 235.76 feet;

N 04° 58' 53" E, a distance of 56.26 feet;

N 05° 12' 56" W, a distance of 121.33 feet;

N 09° 39' 44" W, a distance of 165.65 feet;

N 01° 30' 36" E, a distance of 45.98 feet to the POINT OF BEGINNING and containing 21.335 acres or 929,364 square feet of land more or less.

TRACT 4
BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN A DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE NORTHWEST LINE OF LOT 8X, BLOCK V, AMENDED PLAT MUSTANG LAKES PHASE ONE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20170201010000510, (O.P.R.C.C.T.), FOR THE SOUTH CORNER OF LOT 4X, BLOCK PP, MUSTANG LAKES PHASE FIVE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN 20210811010002910, (O.P.R.C.C.T.);
THENCE ALONG THE NORTHWEST LINE OF SAID LOT 8X, BLOCK V, THE FOLLOWING COURSES AND DISTANCES:
S 47°01'22" W, A DISTANCE OF 321.33 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”, FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 014°41'45", A CHORD BEARING AND DISTANCE OF S 39°40'30" W - 38.37 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 38.47 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”;

S 32°19'37" W, A DISTANCE OF 124.24 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”;

S 41°31'40" W, A DISTANCE OF 112.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”, ON THE NORTH RIGHT-OF-WAY LINE OF WATERVIEW TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY, OF SAID AMENDED PLAT MUSTANG LAKES PHASE ONE ADDITION, FOR THE MOST WESTERLY CORNER OF SAID LOT 8X, BLOCK V, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 34°21'00", A CHORD BEARING AND DISTANCE OF N 65°38'50" W - 339.59 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AND THE NORTH RIGHT-OF-WAY LINE OF WATERVIEW TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY, AN ARC LENGTH OF 344.73 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”, AT THE INTERSECTION OF SAID WATERVIEW TRAIL AND CHURCHILL DRIVE, A 50' RIGHT-OF-WAY FOR THE SOUTHEAST CORNER CLIP;

THENCE N 42°12'39" W, ALONG SAID CORNER CLIP, A DISTANCE OF 37.24 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”;

THENCE N 00°21'14" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CHURCHILL DRIVE, A DISTANCE OF 250.91 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 12°12'44", A CHORD BEARING AND DISTANCE OF N 05°45'08" E - 207.42 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 207.81 FEET TO A FOUND 1/2-INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF SAID CHURCHILL DRIVE, FOR THE SOUTHWEST CORNER OF LOT 1X, BLOCK PP OF SAID MUSTANG LAKES PHASE FIVE ADDITION (TRACT ONE);

THENCE ALONG THE SOUTH LINE OF MUSTANG LAKES PHASE FIVE ADDITION (TRACT ONE), THE FOLLOWING COURSES AND DISTANCES:

S 74°20'28" E, A DISTANCE OF 140.73 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF LOT 17, BLOCK PP, OF SAID ADDITION;

N 89°38'46" E, A DISTANCE OF 554.97 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF LOT 25, BLOCK PP, OF SAID ADDITION;

S 00°21'14" E, A DISTANCE OF 126.57 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE WEST CORNER OF SAID LOT 4X OF SAID ADDITION;

S 42°58'38" E, A DISTANCE OF 35.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.016 ACRES OR 305,617 SQUARE FEET OF LAND MORE OR LESS.

TRACT 5

BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8-INCH IRON ROD ON THE NORTH LINE OF LOT 12, BLOCK C, TWELVE OAKS PHASE II, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN CABINET P, SLIDE 486, MAP RECORDS, COLLIN COUNTY, TEXAS, (M.R.C.C.T.), FOR THE SOUTHEAST CORNER OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO DONALD N. TEST, JR., RECORDED IN VOLUME 704, PAGE 731, DEED RECORDS, COLLIN COUNTY, TEXAS, (D.R.C.C.T.);

THENCE N 00°07'29" E, ALONG THE EAST LINE OF SAID DONALD N. TEST, JR. TRACT, A DISTANCE OF 1,499.81 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664” ON, FOR THE SOUTHWEST CORNER OF LOT 1X, BLOCK KK, MUSTANG LAKES PHASE SEVEN (TRACT 3), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN BOOK 2023, PAGE 405-412, PLAT RECORDS, COLLIN COUNTY, TEXAS, (P.R.C.C.T.);

THENCE N 89°38'46" E, ALONG THE SOUTH LINE OF LOT 1X, BLOCK KK, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 3), A DISTANCE OF 150.80 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664” ON THE WEST RIGHT-OF-WAY LINE OF SNOWY RIVER COURT, A 50' RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF LOT 1X, BLOCK KK, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SNOWY RIVER COURT AND THE WEST LINE OF TRACT 3, THE FOLLOWING COURSES AND DISTANCES:

S 05°25'24" W, A DISTANCE OF 17.31 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 005°46'38", A CHORD BEARING AND DISTANCE OF S 02°32'05" W - 52.92 FEET;

ALONG SAID CURVE TO LEFT, AN ARC LENGTH OF 52.94 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 00°21'14" E, A DISTANCE OF 342.19 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664” FOR THE SOUTHWEST CORNER OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 3);

THENCE N 89°38'46" E, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF SIR BARTON STREET, A 50' RIGHT-OF-WAY, A DISTANCE OF 1,180.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLLATIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 29°08'22", A CHORD BEARING AND DISTANCE OF S 75°47'03" E - 163.51 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 165.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664” FOR THE MOST SOUTHERLY NORTHWEST CORNER OF LOT 6X, BLOCK BBB OF SAID TRACT 3;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID BLOCK 6X, BLOCK BBB, THE FOLLOWING COURSES AND DISTANCES:

S 08°09'02" W, A DISTANCE OF 93.58 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 51°49'39" E, A DISTANCE OF 78.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 35°18'52" E, A DISTANCE OF 86.07 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 29°19'18" E, A DISTANCE OF 94.79 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 15°27'53" E, A DISTANCE OF 128.71 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 17°18'06" E, A DISTANCE OF 137.69 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 49°37'54" E, A DISTANCE OF 74.77 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 79°16'44" E, A DISTANCE OF 60.83 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 84°10'07" E, A DISTANCE OF 49.26 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 45°15'23" E, A DISTANCE OF 79.35 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 87°08'38" E, A DISTANCE OF 63.90 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 40°52'36" E, A DISTANCE OF 29.91 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 47°43'14" E, A DISTANCE OF 48.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 51°31'22" E, A DISTANCE OF 110.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 36°18'46" E, A DISTANCE OF 39.23 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 21°52'53" E, A DISTANCE OF 34.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664” FOR THE BEGINNING OF A NON-TANGENT CURVE TO

THE LEFT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 041°34'35", A CHORD BEARING AND DISTANCE OF N 57°59'45" E - 53.24 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 54.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 29°45'34" E, A DISTANCE OF 18.99 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 480.50 FEET, A CENTRAL ANGLE OF 08°29'16", A CHORD BEARING AND DISTANCE OF S 25°30'56" E - 71.12 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 71.18 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 569.50 FEET, A CENTRAL ANGLE OF 08°29'16", A CHORD BEARING AND DISTANCE OF S 25°30'56" E - 84.29 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 84.36 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

THENCE S 29°45'34" E, A DISTANCE OF 56.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 66.00 FEET, A CENTRAL ANGLE OF 61°54'31", A CHORD BEARING AND DISTANCE OF S 02°13'47" E - 67.89 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 71.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 04°36'58", A CHORD BEARING AND DISTANCE OF S 50°46'08" W - 66.45 FEET, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF ROSELAND PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN DOCUMENT NUMBER 20170201010000510;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROSELAND PARKWAY AND ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 66.47 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”, ON THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED AS STREET RIGHT-OF-WAY, IN DEED TO CITY OF CELINA, TEXAS, RECORDED IN DOCUMENT NUMBER 20191108001424070, (O.P.R.C.C.T.);

THENCE N 41°32'22" W, ALONG THE NORTHEAST LINE OF SAID STREET RIGHT-OF-WAY DEED, A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF SAID STREET RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 09°01'34", A CHORD BEARING AND DISTANCE OF S 43°56'51" W - 130.62 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANES:

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 130.76 FEET;

S 39°26'04" W, A DISTANCE OF 589.16 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 03°19'50", A CHORD BEARING AND DISTANCE OF S 37°46'09" W - 51.15 FEET,

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 51.15 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE EASTERLY MOST NORTHEAST CORNER OF LOT 4X, BLOCK BBB, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 2);

THENCE ALONG THE NORTH AND WEST LINES OF BLOCK BBB, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 2), THE FOLLOWING COURSES AND DISTANCES:

S 56°45'57" W, A DISTANCE OF 233.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 33°14'03" W, A DISTANCE OF 166.21 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 52°32'30" W, A DISTANCE OF 78.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 74°58'41" W, A DISTANCE OF 46.17 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 87°04'52" W, A DISTANCE OF 27.46 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 45°01'25" W, A DISTANCE OF 77.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 30°44'24" W, A DISTANCE OF 55.07 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 67°54'59" W, A DISTANCE OF 90.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 25°46'11" W, A DISTANCE OF 34.91 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 46°55'31" W, A DISTANCE OF 31.33 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 73°11'26" W, A DISTANCE OF 104.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 46°42'11" W, A DISTANCE OF 34.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 76°42'55" W, A DISTANCE OF 25.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 44°17'06" W, A DISTANCE OF 32.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 71°21'38" W, A DISTANCE OF 99.56 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 08°52'43" W, A DISTANCE OF 42.44 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 52°57'32" W, A DISTANCE OF 48.48 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 88°53'46" W, A DISTANCE OF 234.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 52°19'22" W, A DISTANCE OF 165.47 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 58°44'42" W, A DISTANCE OF 97.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 89°51'38" W, A DISTANCE OF 64.97 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 63°52'16" W, A DISTANCE OF 37.79 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 78°16'49" W, A DISTANCE OF 46.12 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 18°37'28" W, A DISTANCE OF 102.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 27°43'03" W, A DISTANCE OF 57.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 03°57'30" W, A DISTANCE OF 34.96 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 27°34'30" W, A DISTANCE OF 44.69 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 12°59'50" W, A DISTANCE OF 72.52 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 33°11'18" W, A DISTANCE OF 73.89 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 41°19'32" E, A DISTANCE OF 50.05 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

S 00°00'00" E, A DISTANCE OF 10.64 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “RPLS 5664”, ON THE NORTH LINE OF LOT 12, BLOCK C, OF THE

ABOVE MENTIONED TWELVE OAKS PHASE II ADDITION, FOR THE SOUTHWEST CORNER OF LOT 7, BLOCK BBB, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 2);

THENCE S 89°37'23" W, ALONG THE NORTH LINE OF LOT 12, BLOCK C, OF SAID TWELVE OAKS PHASE II ADDITION, A DISTANCE OF 140.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 28.938 ACRES OR 1,260,532 SQUARE FEET OF LAND MORE OR LESS.

TRACT 6
BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN A DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA" ON THE MOST NORTHERLY LINE OF LOT 8X, BLOCK V, AMENDED PLAT MUSTANG LAKES PHASE ONE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20170201010000510, (O.P.R.C.C.T.), FOR THE SOUTHEAST CORNER OF LOT 4X, BLOCK RR, MUSTANG LAKES PHASE SEVEN (TRACT 5), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, BOOK 2023, PAGES 405-412, (O.P.R.C.C.T.);
THENCE ALONG THE EAST LINE OF SAID LOT 4X, BLOCK RR, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 5), THE FOLLOWING COURSES AND DISTANCES:

N 14°09'02" E, A DISTANCE OF 147.92 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664", FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.67 FEET, A CENTRAL ANGLE OF 84°09'03", A CHORD BEARING AND DISTANCE OF N 46°01'44" E - 121.52 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 133.17 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664", FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,774.57 FEET, A CENTRAL ANGLE OF 05°03'49", A CHORD BEARING AND DISTANCE OF N 06°57'30" E - 156.78 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 156.83 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664", FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 79.02 FEET, A CENTRAL ANGLE OF 51°11'51", A CHORD BEARING AND DISTANCE OF N 38°25'14" E - 68.29 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 70.61 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664";

N 18°28'21" W, A DISTANCE OF 26.88 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5664", FOR THE BEGINNING OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 78°28'08", A CHORD BEARING AND DISTANCE OF N 20°45'43" E - 63.25 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 68.48 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5664";

N 11°19'00" W, A DISTANCE OF 50.90 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 91.51 FEET, A CENTRAL ANGLE OF 70°28'01", A CHORD BEARING AND DISTANCE OF N 46°03'46" W - 105.58 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 112.55 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

N 12°33'04" W, A DISTANCE OF 43.68 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 01°43'02", A CHORD BEARING AND DISTANCE OF S 78°21'11" W - 29.97 FEET, ON THE SOUTH LINE OF THE REMAINDER TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO CITY OF CELINA, TEXAS, RECORDED IN DOCUMENT NUMBER 20150209000143310, (O.P.R.C.C.T.), FOR THE NORTHEAST CORNER OF LOT 4X, BLOCK RR, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 5);

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTH LINE OF LOT 4X, BLOCK RR, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 5), ALSO ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 29.97 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “RPLS 5664”;

THENCE S 77°29'40" W, CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTH LINE OF LOT 4X, BLOCK RR, OF SAID MUSTANG LAKES PHASE SEVEN ADDITION (TRACT 5), A DISTANCE OF 177.94 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OWNSBY PARKWAY, A 60' RIGHT-OF-WAY, MUSTANG LAKES PHASE FIVE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20210811010002910, (O.P.R.C.C.T.), FOR THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE N 12°30'20" W, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 60.00 FEET FOR THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTH LINE OF MUSTANG LAKES PHASE TWO A, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20171004010004700, (O.P.R.C.C.T.), AND BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID OWNSBY PARKWAY, A 60' RIGHT-OF-WAY, OF SAID MUSTANG LAKES PHASE TWO A ADDITION, THE FOLLOWING COURSES AND DISTANCES:

N 77°29'40" E, A DISTANCE OF 310.45 FEET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 07°03'51", A CHORD BEARING AND DISTANCE OF N 73°57'45" E - 123.21 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 123.29 FEET;

N 70°25'49" E, A DISTANCE OF 323.03 FEET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 06°47'13", A CHORD BEARING AND DISTANCE OF N 73°49'26" E - 142.06 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 142.15 FEET FOR THE NORTHEAST CORNER OF SAID PARCEL 1;

S 12°46'57" E, A DISTANCE OF 60.00 FEET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET, A CENTRAL ANGLE OF 12°35'06", A CHORD BEARING AND DISTANCE OF N 83°30'36" E - 249.90 FEET, FOR THE SOUTHEAST CORNER OF SAID PARCEL 1;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 250.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 89°48'09" E, A DISTANCE OF 14.26 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA” FOR A NORTHWEST CORNER CLIP;

S 45°11'51" E, ALONG SAID CORNER CLIP, A DISTANCE OF 21.21 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”, ON THE WEST RIGHT-OF-WAY LINE OF ROSELAND PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY, OF SAID AMENDED PLAT MUSTANG LAKES PHASE ONE ADDITION, FOR A SOUTHEAST CORNER CLIP, AND BEING THE SOUTHEAST CORNER OF SAID MUSTANG LAKES PHASE TWO A ADDITION;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROSELAND PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

S 00°11'51" E, A DISTANCE OF 83.04 FEET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 190.50 FEET, A CENTRAL ANGLE OF 22°44'56", A CHORD BEARING AND DISTANCE OF S 11°10'37" W - 75.14 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 75.64 FEET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 253.17 FEET, A CENTRAL ANGLE OF 45°29'52", A CHORD BEARING AND DISTANCE OF S 00°11'51" E - 195.80 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 201.04 FEET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 190.50 FEET, A CENTRAL ANGLE OF 22°44'56", A CHORD BEARING AND DISTANCE OF S 11°34'19" E - 75.14 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 75.64 FEET;

S 00°11'51" E, A DISTANCE OF 340.33 FEET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,355.00 FEET, A CENTRAL ANGLE OF 50°44'45", A CHORD BEARING AND DISTANCE OF S 25°10'32" W - 1,161.26 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 1,200.10 FEET FOR THE EASTERLY MOST SOUTHEAST CORNER OF LOT 8X, BLOCK V, OF SAID AMENDED PLAT MUSTANG LAKES PHASE ONE ADDITION;

THENCE ALONG THE EASTERLY LINE OF LOT 8X, BLOCK V, OF SAID AMENDED PLAT MUSTANG LAKES PHASE ONE ADDITION, THE FOLLOWING COURSES AND DISTANCES:

N 44°58'18" W, A DISTANCE OF 274.69 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 65°36'08" W, A DISTANCE OF 143.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 00°50'24" W, A DISTANCE OF 220.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 78°44'55" W, A DISTANCE OF 205.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 28°47'26", A CHORD BEARING AND DISTANCE OF N 25°41'36" W - 75.58 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 76.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”, FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 51°05'51", A CHORD BEARING AND DISTANCE OF N 14°32'24" W - 43.13 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 44.59 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA”;

N 11°00'31" E, A DISTANCE OF 255.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED “DAA” FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF N 33°59'29" W - 45.25 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 50.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 33.148 ACRES OR 1,443,942 SQUARE FEET OF LAND MORE OR LESS.

TRACT 7
BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF POINT INDY LANE, A 51' RIGHT-OF-WAY, MUSTANG LAKES PHASE SIX (TRACT 1), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2022010000274, (O.P.R.C.C.T.), FOR THE NORTHWEST CORNER OF LOT 20, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);
THENCE N 00°17'18" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID POINT INDY LANE, A DISTANCE OF 41.57 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, (O.P.R.C.C.T.), FOR THE NORTHEAST CORNER OF SAID POINT INDY LANE;

THENCE S 89°56'24" E, ALONG THE SOUTH LINE OF SAID CELINA 557 PARTNERS, L.P. TRACT, A DISTANCE OF 150.82 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE N 89°42'42" E, CONTINUING ALONG THE SOUTH LINE OF SAID CELINA 557 PARTNERS, L.P. TRACT, A DISTANCE OF 97.18 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHWEST CORNER OF CASA BLANCA STREET, A 51' RIGHT-OF-WAY, OF SAID TRACT 1;

THENCE S 00°17'18" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CASA BLANCA STREET, A DISTANCE OF 40.00 FEET TO A FOUND 1/2-INCH IRON ROD, FOR THE NORTHEAST CORNER OF LOT 11, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);

THENCE S 89°42'42" W, ALONG THE NORTH LINE OF LOT 11, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1), A DISTANCE OF 115.00 FEET TO A FOUND 1/2-INCH IRON ROD ON THE EAST LINE OF ALLEY C OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF LOT 11, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);

THENCE S 87°37'20" W, ALONG THE NORTH LINE OF ALLEY C OF SAID TRACT 1, A DISTANCE OF 18.01 FEET TO A FOUND 1/2-INCH IRON ROD, ON THE WEST LINE OF SAID ALLEY C, FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED LOT 20, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);

THENCE S 89°42'42" W, ALONG THE NORTH LINE OF LOT 20, BLOCK ZZ, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1), A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.231 OF AN ACRE OR 10,071 SQUARE FEET OF LAND MORE OR LESS.

TRACT 8

BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF PHILLY STREET, A 51' RIGHT-OF-WAY, MUSTANG LAKES PHASE SIX (TRACT 1), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2022010000274, (O.P.R.C.C.T.), FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CITY OF CELINA, RECORDED IN DOCUMENT NUMBER 20201215002257280, (O.P.R.C.C.T.);

THENCE S 89°44'59" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PHILLY STREET, A DISTANCE OF 172.31 FEET TO A FOUND 1/2-INCH IRON ROD FOR A SOUTHEAST CORNER CLIP;

THENCE N 45°16'10" W, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE AND SAID CORNER CLIP, A DISTANCE OF 14.15 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHWEST CORNER CLIP AND BEING ON THE EAST RIGHT-OF-WAY LINE OF CASA BLANCA STREET;

THENCE N 00°17'18" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CASA BLANCA STREET, A DISTANCE OF 136.76 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, (O.P.R.C.C.T.), FOR THE NORTHWEST CORNER OF SAID CASA BLANCA STREET;

THENCE N 89°42'42" E, ALONG THE SOUTH LINE OF SAID CELINA 557 PARTNERS, L.P. TRACT, A DISTANCE OF 182.41 FEET TO A FOUND 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “DAA”, FOR THE NORTHWEST CORNER OF SAID CITY OF CELINA TRACT;

THENCE S 00°15'01" E, ALONG THE WEST LINE OF SAID CITY OF CELINA TRACT, A DISTANCE OF 146.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.613 OF AN ACRE OR 26,724 SQUARE FEET OF LAND MORE OR LESS.

TRACT 9

BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CITY OF CELINA, RECORDED IN DOCUMENT NUMBER 20201215002257280, (O.P.R.C.C.T.), FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK YY, MUSTANG LAKES PHASE SIX (TRACT 1), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2022010000274, (O.P.R.C.C.T.);

THENCE S 03°50'02" E, ALONG THE WEST LINE OF LOT 1X, BLOCK YY, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1), A DISTANCE OF 40.69 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF ALLEY E OF SAID TRACT 1;

THENCE S 86°09'58" W, ALONG THE NORTH LINE OF SAID ALLEY E, A DISTANCE OF 128.26 FEET TO A FOUND 1/2-INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF TIARA DRIVE, A 51' RIGHT-OF-WAY OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF SAID ALLEY E;

THENCE N 33°30'00" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TIARA DRIVE, A DISTANCE OF 16.83 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 66°09'26", A CHORD BEARING AND DISTANCE OF N 57°10'18" W - 63.31 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE AND ALONG CURVE TO THE LEFT, AN ARC LENGTH OF 66.97 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF SAID CITY OF CELINA TRACT;

THENCE N 89°44'59" E, ALONG THE SOUTH LINE OF SAID CITY OF MCKINNEY TRACT, A DISTANCE OF 187.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.151 OF AN ACRE OR 6,557 SQUARE FEET OF LAND MORE OR LESS.

TRACT 10

BEING A TRACT OF LAND, SITUATED IN COLEMAN WATSON SURVEY, ABSTRACT NO. 945, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED IN DEED TO CELINA 682 PARTNERS L.P., RECORDED IN

DOCUMENT NUMBER 20060419000517060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE SOUTH LINE OF BELMONT WAY, A 50' RIGHT-OF-WAY, MUSTANG LAKES PHASE SIX (TRACT 1), AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2022010000274, (O.P.R.C.C.T.), FOR THE NORTHEAST CORNER OF LOT 18X, BLOCK N, OF SAID MUSTANG LAKES PHASE SIX (TRACT ONE);
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BELMONT WAY, THE FOLLOWING COURSES AND DISTANCES:
N 89°42'42" E, A DISTANCE OF 288.01 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 42°59'44", A CHORD BEARING AND DISTANCE OF N 68°12'50" E - 201.56 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 206.36 FEET TO A FOUND 1/2-INCH IRON ROD;

N 46°42'58" E, A DISTANCE OF 226.46 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 27°14'08", A CHORD BEARING AND DISTANCE OF N 60°20'02" E - 200.13 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 202.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 92.73 FEET, A CENTRAL ANGLE OF 93°48'04", A CHORD BEARING AND DISTANCE OF S 06°27'47" E - 135.41 FEET;

THENCE OVER AND ACROSS SAID CELINA 682 PARTNERS L.P. TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 151.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 316.39 FEET, A CENTRAL ANGLE OF 53°20'00", A CHORD BEARING AND DISTANCE OF S 14°23'34" W - 283.99 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 294.50 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,088.23 FEET, A CENTRAL ANGLE OF 14°54'56", A CHORD BEARING AND DISTANCE OF S 08°48'34" E - 282.50 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 283.30 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 77.68 FEET, A CENTRAL ANGLE OF 81°53'59", A CHORD BEARING AND DISTANCE OF S 41°44'50" W - 101.83 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 111.04 FEET;

S 85°04'42" W, A DISTANCE OF 181.44 FEET;

S 00°17'18" E, A DISTANCE OF 127.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 52°50'53", A CHORD BEARING AND DISTANCE OF S 30°19'50" W - 40.05 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 41.51 FEET;

S 03°54'23" W, A DISTANCE OF 93.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 24°29'20", A CHORD BEARING AND DISTANCE OF N 73°27'04" W - 610.80 FEET, ON THE NORTH RIGHT-OF-WAY LINE OF OWNSBY PARKWAY, A 60' RIGHT-OF-WAY, AMENDED PLAT MUSTANG LAKES PHASE ONE, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20170201010000510, (O.P.R.C.C.T.);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID OWNSBY PARKWA, AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 615.47 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF LOT 17X, BLOCK N, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1);

THENCE ALONG THE EAST LINE OF BLOCK N, OF SAID MUSTANG LAKES PHASE SIX ADDITION (TRACT 1), THE FOLLOWING COURSES AND DISTANCES:

N 28°47'36" E, A DISTANCE OF 70.11 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE COMMON EAST CORNER OF LOT 19 AND LOT 20;

N 16°50'58" E, A DISTANCE OF 90.90 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE COMMON EAST CORNER OF LOT 18 AND LOT 19;

N 00°17'18" W, A DISTANCE OF 383.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.415 ACRES OR 540,795 SQUARE FEET OF LAND MORE OR LESS.

Tract 11

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being a portion of the remainder tract of land described in Deed to CELINA 682 PARTNERS L.P., recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of Lot 15, Block W of MUSTANG LAKES PHASE 6, an Addition to the City of Celina, Collin County, Texas according to the Plat thereof recorded in Book 2022, Pages 435-422, Official Public Records, Collin County, Texas, on the east line of Colt Lane, an existing 50’ right-of-way dedicated by said MUSTANG LAKES PHASE 6 Addition;

THENCE N 00° 17' 18" W, along said east right-of-way line, a distance of 19.90 feet to a point on the common north line of said CELINA 682 PARTNERS L.P. tract and the south line of a tract of land described in Deed to CELINA 557 PARTNERS, L.P., recorded in Document Number 20190205000119410, Official Public Records, Collin County, Texas

THENCE N 89° 51' 51" E, along said common line, a distance of 120.00 feet;

THENCE S 00° 17' 18" E, a distance of 19.58 feet to the northeast corner of said Lot 15;

THENCE S 89° 42' 42" W, along the north line of said Lot 15, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.054 acres or 2,369 square feet of land more or less.

APPENDIX B
ESTIMATED COSTS OF THE AUTHORIZED IMPROVEMENTS

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA, TX

Summary of Estimated Authorized Improvement Costs

Authorized Improvement[1]	Estimated Costs						
	Total Major Improvements to be funded	Major Improvements to be funded with Phases #2-9 Major Improvement Bonds	Major Improvements funded with Reimbursement Agreement	Offsite Utilities Improvements to be funded with Off-site Utilities Assessments	Phase #1 Improvements to be funded with Series 2015 Phase #1 Bonds	Phase #2 Improvements to be funded with Reimbursement Agreement	Estimated Future Phase Costs to be funded with Future Bonds (For information purposes only)
Road Improvements							
Excavation	$807,909	$385,088	$422,821	$0	$185,963	$107,325	$612,790
paving	$6,517,351	$4,402,238	$2,115,113	$0	$2,874,038	$2,344,013	$8,361,642
Retaining walls	$141,008	$86,940	$54,068	$0	$0	$0	$0
Right-of-way	$2,900,000	$2,900,000	$0	$0	$28,350	$11,250	
Subtotal - Road Improvements	**$10,366,268**	**$7,774,266**	**$2,592,002**	**$0**	**$3,088,351**	**$2,462,588**	**$8,974,432**
Water Improvements							
Water Improvements	$918,591	$576,722	$341,869	$0	$914,569	$796,359	$2,862,942
Offsites water improvements	$0	$0	$0	$1,755,092	$0	$1	
Subtotal - Water Improvements	**$918,591**	**$576,722**	**$341,869**	**$1,755,092**	**$914,569**	**$796,360**	**$2,862,942**
Sanitary Sewer Improvements							
Sanitary Sewer	$1,651,669	$1,057,613	$594,056	$0	$780,469	$800,483	$2,132,039
Subtotal - Sanitary Improvements	**$1,651,669**	**$1,057,613**	**$594,056**	**$0**	**$780,469**	**$800,483**	**$2,132,039**
Storm Drainage Improvements							
Storm Sewer	$1,592,235	$813,521	$778,714	$0	$930,713	$856,862	$2,766,005
Erosion Control	$176,713	$63,619	$113,094	$0	$211,669	$110,138	$740,264
Offsite sewer improvements	$0	$0	$0	$1,763,455	$0	$0	$0
Subtotal - Drainage Improvements	**$1,768,948**	**$877,140**	**$891,808**	**$1,763,455**	**$1,142,382**	**$967,000**	**$3,506,269**
Total Construction Costs	**$14,705,476**	**$10,285,741**	**$4,419,735**	**$3,518,547**	**$5,925,771**	**$5,026,431**	**$17,475,682**
Other Costs							
City, professional and other costs	$427,195	$274,004	$153,191	$211,453	$432,000	$273,569	$1,530,089
Subtotal Soft Costs	**$427,195**	**$274,004**	**$153,191**	**$211,453**	**$432,000**	**$273,569**	**$1,530,089**
Grand Total Construction + Other Costs	**$15,132,671**	**$10,559,745**	**$4,572,926**	**$3,730,000**	**$6,357,771**	**$5,300,000**	**$19,005,771**
Estimated Major Improvement Costs allocated to Phase 1	($2,839,556)	($1,981,474)	($858,083)	$0	$2,839,556	$0	
Total Estimated Improvement Costs to be funded	**$12,293,115**	**$8,578,271**	**$3,714,843**	**$0**	**$9,197,327**	**$5,300,000**	**$19,005,771**
Estimated Bond issuance related costs							
Deposits to Debt Service Reserve Fund	$1,647,300	$1,147,300	$500,000	$0	$796,900	$0	$0
Deposits to Capitaized Interest	$2,179,373	$1,857,873	$321,500	$0	$407,883	$0	$0
Other costs of issuance (underwriters, bond counsel etc)	$2,030,213	$1,566,556	$463,657	$0	$495,114	$0	$0
Total estimated Bond issuance related costs	**$5,856,886**	**$4,571,729**	**$1,285,157**	**$0**	**$1,699,897**	**$0**	**$0**
TOTAL ESTIMATED COSTS	**$18,150,001**	**$13,150,000**	**$5,000,000**	**$3,730,000**	**$10,897,224**	**$5,300,000**	**$19,005,771**
Less: Other funding sources	$0	$0	$0	$0	($1,897,224)	$0	
Total Bond Amount	**$18,150,001**	**$13,150,000**	**$5,000,000**	**$3,730,000**	**$9,000,000**	**$5,300,000**	

1 - Authorized improvement line item details are provided as part of the engineering estimates.

ESTIMATED COSTS OF OFFSITE UTILITY IMPROVEMENTS

Authorized Improvements	Entire Project	Lakes at Mustang Ranch Allocation	Parks at Wilson Creek Allocation	Hillwood Development Allocation	City of Celina Allocation
WATER IMPROVEMENTS					
Planning, Acquisition and Design	$800,000	$114,120	$96,703	$65,188	$523,989
Water line 12" -W1	$738,300	$105,318	$89,245	$60,160	$483,577
Water line 18" -W2	$1,965,100	$280,321	$237,539	$160,125	$1,287,114
Water line 12" -W3	$559,100	$79,756	$67,583	$45,558	$366,203
Water line 12" -W4	$126,000	$17,974	$15,231	$10,267	$82,528
Planning, Acquisition and Design	$750,000	$106,987	$90,659	$61,113	$491,240
Water line 12" -W5	$705,900	$100,697	$85,329	$57,520	$462,355
Water line 18" -W6	$182,100	$25,977	$22,012	$14,838	$119,273
Elevated Storage Tank 2.0 MGD	$5,358,500	$764,389	$647,731	$436,635	$3,509,745
Subtotal - Water Improvements	**$11,185,000**	**$1,595,538**	**$1,352,033**	**$911,405**	**$7,326,024**
SEWER IMPROVEMENTS					
Planning, Acquisition and Design	$800,000	$114,120	$96,703	$65,188	$523,989
Sewer line 21" -SW1	$1,007,100	$143,663	$121,737	$82,063	$659,637
Sewer line 24" -SW2	$1,631,600	$232,747	$197,226	$132,950	$1,068,676
Sewer line 21" -S2	$479,200	$68,358	$57,925	$39,047	$313,870
Sewer line 21" -S3	$2,214,500	$315,898	$267,687	$180,447	$1,450,468
Sewer line 12" -S4	$128,700	$18,359	$15,557	$10,487	$84,297
Sewer line 12" -S5	$239,300	$34,136	$28,926	$19,499	$156,738
Force Main 3 X 10" -FM1	$2,361,900	$336,924	$285,505	$192,458	$1,547,013
Lift Station 5.5 MGD -LS1	$2,376,000	$338,936	$287,209	$193,607	$1,556,248
Subtotal - Sewer Improvements	**$11,238,300**	**$1,603,141**	**$1,358,476**	**$915,748**	**$7,360,936**
Contingency (10%)	$2,242,330	$319,868	$271,051	$182,715	$1,468,696
Estimated financing costs	$1,019,370	$211,453	$173,440	$110,131	$524,345
Grand Total	**$25,685,000**	**$3,730,000**	**$3,155,000**	**$2,120,000**	**$16,680,000**

Source - City of Celina

THE LAKES AT MUSTANG RANCH

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***1799*** *Total Acres:* ***682***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

Overall Probable Cost Opinion Summary by Tract

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE ONE	172	334	$14,017,512	$41,969	$81,497
PHASE TWO	95	298	$8,078,927	$27,110	$85,041
PHASE THREE	72	158	$2,689,063	$17,019	$37,348
PHASE FOUR	75	261	$4,539,775	$17,394	$60,530
PHASE FIVE	88	229	$4,906,060	$21,424	$55,751
PHASE SIX	49	130	$2,356,240	$18,125	$48,087
PHASE SEVEN	43	79	$1,301,685	$16,477	$30,272
PHASE EIGHT	40	147	$2,073,282	$14,104	$51,832
PHASE NINE	48	163	$2,855,745	$17,520	$59,495
CATEGORY TOTALS	**682**	**1799**	**$42,818,289**	**$23,801**	**$62,783**

GENERAL NOTES:

- IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.
- ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.
- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2014, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT
- ASSUMES PROJECT SHALL BE DEVELOPED IN 8 DIFFERENT PHASES
- ASSUMES CITY WILL APPROVE ZONING CHANGE
- PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND PHASE 1 ENVIRONMENTAL ASSESSMENT
- PREPARED WITHOUT THE BENEFIT OF A CITY MEETING REGARDING THE CONCEPT PLAN

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- CCN BUY OUT (IF REQUIRED)
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- COSTS TO BRING 12" WATER TO WEST SIDE OF PROJECT AND TO BRING 24" SEWER TO SOUTHWEST CORNER OF PROJECT.
- ALL CITY, PROFESSIONAL AND CONSTRUCTION COSTS ASSOCIATED WITH LOT DEVELOPMENT
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ETC.
- EXPANSION OF FM2478 AND FM1461
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY
- 24" SANITARY SEWER LINE EXTENSION ALONG WEST PROPERTY LINE

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$211,669	$634	$1,231
EROSION CONTROL (MAJOR IMPROVEMENTS)	$63,619	$190	$370
EXCAVATION (DIRECT)	$185,963	$557	$1,081
EXCAVATION (MAJOR IMPROVEMENTS)	$385,088	$1,153	$2,239
RETAINING WALL (DIRECT)	$28,350	$85	$165
RETAINING WALL (MAJOR IMPROVEMENTS)	$86,940	$260	$505
WATER (DIRECT)	$914,569	$2,738	$5,317
WATER (MAJOR IMPROVEMENTS)	$576,722	$1,727	$3,353
SANITARY SEWER (DIRECT)	$780,469	$2,337	$4,538
SANITARY SEWER (MAJOR IMPROVEMENTS)	$1,057,613	$3,167	$6,149
STORM SEWER (DIRECT)	$930,713	$2,787	$5,411
STORM SEWER (MAJOR IMPROVEMENTS)	$813,521	$2,436	$4,730
PAVING (DIRECT)	$2,874,038	$8,605	$16,710
PAVING (MAJOR IMPROVEMENTS)	$4,402,238	$13,180	$25,594
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT	$432,000	$1,293	$2,512
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$274,004	$820	$1,593
GRAND TOTAL	**$14,017,512**	**$41,969**	**$81,497**

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	16200	$ 24,300.00
ROCK CHECK DAMS	$ 1,800.00	EA.	14	$ 25,200.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	40000	$ 50,000.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	2600	$ 3,900.00
DISK & SEED	$ 325.00	ACRE	150	$ 48,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 18,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,703.75
TOTAL				**$ 211,668.75**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	10000	$ 15,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	6	$ 10,800.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	15000	$ 18,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,655.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,413.75
TOTAL				**$ 63,618.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	40	$ 68,000.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	41500	$ 91,300.00
ENGINEERING, PLATTING & STAKING (10%)				$ 16,530.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,132.50
TOTAL				**$ 185,962.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	15	$ 25,500.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	39000	$ 85,800.00
POND EXCAVATION	$ 2.20	C.Y.	105000	$ 231,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 34,230.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,557.50
TOTAL				**$ 385,087.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 32.00	L.F.	300	$ 9,600.00
3' WALL	$ 40.00	L.F.	390	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,520.00
MISCELLANEOUS ITEMS (2.5%)				$ 630.00
TOTAL				**$ 28,350.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 32.00	L.F.	150	$ 4,800.00
3' WALL	$ 40.00	L.F.	840	$ 33,600.00
4' WALL	$ 48.00	L.F.	360	$ 17,280.00
6' WALL	$ 90.00	L.F.	240	$ 21,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,728.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,932.00
TOTAL				**$ 86,940.00**

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	15900	$ 333,900.00
6" GATE VALVE & BOX	$ 750.00	EA.	34	$ 25,500.00
8" GATE VALVE & BOX	$ 1,100.00	EA.	75	$ 82,500.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	34	$ 119,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	334	$ 200,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	3	$ 3,300.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	3	$ 3,300.00
MISCELLANEOUS FITTINGS	$ 2,500.00	TON	13.3	$ 33,125.00
TESTING & CHLORINATION	$ 0.75	L.F.	15900	$ 11,925.00
ENGINEERING, PLATTING & STAKING (10%)				$ 81,295.00
MISCELLANEOUS ITEMS (2.5%)				$ 20,323.75
TOTAL				**$ 914,568.75**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	10850	$ 358,050.00
6" GATE VALVE & BOX	$ 750.00	EA.	9	$ 6,750.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	36	$ 75,600.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	9	$ 31,500.00
12" X 12" TAPPING SLEEVE	$ 5,000.00	EA.	2	$ 10,000.00
MISCELLANEOUS FITTINGS	$ 2,500.00	TON	9.0	$ 22,604.17
TESTING & CHLORINATION	$ 0.75	L.F.	10850	$ 8,137.50
ENGINEERING, PLATTING & STAKING (10%)				$ 51,264.17
MISCELLANEOUS ITEMS (2.5%)				$ 12,816.04
TOTAL				**$ 576,721.88**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	15000	$ 330,000.00
4' DIAMETER MANHOLE	$ 2,800.00	EA.	48	$ 134,400.00
5' DIAMETER DROP MANHOLE	$ 7,000.00	EA.	5	$ 35,000.00
ADDITIONAL MANHOLE DEPTH	$ 1,000.00	EA.	5	$ 5,000.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
SINGLE CLEANOUT	$ 750.00	EA.	5	$ 3,750.00
4" SERVICE LINES	$ 400.00	EA.	334	$ 133,600.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	400	$ 14,000.00
TRENCH SAFETY	$ 1.50	L.F.	15000	$ 22,500.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	15000	$ 15,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 69,375.00
MISCELLANEOUS ITEMS (2.5%)				$ 17,343.75
TOTAL				**$ 780,468.75**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	10150	$ 223,300.00
15" P.V.C. PIPE (12+ DEPTH)	$ 60.00	L.F.	7200	$ 432,000.00
5' DIAMETER MANHOLE	$ 5,000.00	EA.	12	$ 60,000.00
5' DIAMETER DROP MANHOLE (12+ DEPTH)	$ 7,000.00	EA.	20	$ 140,000.00
ADDITIONAL MANHOLE DEPTH	$ 1,000.00	EA.	20	$ 20,000.00
SINGLE CLEANOUT	$ 750.00	EA.	17	$ 12,750.00
TRENCH SAFETY	$ 2.00	L.F.	17350	$ 34,700.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	17350	$ 17,350.00
ENGINEERING, PLATTING & STAKING (10%)				$ 94,010.00
MISCELLANEOUS ITEMS (2.5%)				$ 23,502.50
TOTAL				**$ 1,057,612.50**

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 35.00	L.F.	1150	$ 40,250.00
21" R.C.P.	$ 40.00	L.F.	780	$ 31,200.00
24" R.C.P.	$ 45.00	L.F.	1200	$ 54,000.00
27" R.C.P.	$ 55.00	L.F.	1100	$ 60,500.00
30" R.C.P.	$ 65.00	L.F.	310	$ 20,150.00
36" R.C.P.	$ 80.00	L.F.	1050	$ 84,000.00
42" R.C.P.	$ 105.00	L.F.	400	$ 42,000.00
48" R.C.P.	$ 130.00	L.F.	610	$ 79,300.00
CURB INLET	$ 4,500.00	EA.	70	$ 315,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	4	$ 16,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	5	$ 14,000.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	1	$ 4,000.00
DETENTION STRUCTURES	$ 10,000.00	L.S.	3	$ 30,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	450	$ 22,500.00
DROP INLET	$ 3,000.00	EA.	2	$ 6,000.00
TRENCH SAFETY	$ 1.00	L.F.	6600	$ 6,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 82,730.00
MISCELLANEOUS ITEMS (2.5%)				$ 20,682.50
TOTAL				**$ 930,712.50**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 35.00	L.F.	100	$ 3,500.00
21" R.C.P.	$ 40.00	L.F.	750	$ 30,000.00
24" R.C.P.	$ 45.00	L.F.	570	$ 25,650.00
27" R.C.P.	$ 55.00	L.F.	400	$ 22,000.00
30" R.C.P.	$ 65.00	L.F.	630	$ 40,950.00
36" R.C.P.	$ 80.00	L.F.	650	$ 52,000.00
42" R.C.P.	$ 105.00	L.F.	720	$ 75,600.00
48" R.C.P.	$ 130.00	L.F.	50	$ 6,500.00
4' X 4' R.C.B.	$ 180.00	L.F.	160	$ 28,800.00
9' X 5' R.C.B.	$ 295.00	L.F.	100	$ 29,500.00
3 - 5' X 3' R.C.B.	$ 460.00	L.F.	120	$ 55,200.00
CURB INLET	$ 4,500.00	EA.	13	$ 58,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	4	$ 16,000.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	6	$ 16,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	2	$ 10,000.00
9' X 5' HEADWALL	$ 20,000.00	EA.	1	$ 20,000.00
3 - 5' X 3' HEADWALL	$ 15,000.00	EA.	2	$ 30,000.00
GRADE TO DRAIN	$ 10.00	L.F.	800	$ 8,000.00
POND FOUNTAIN	$ 30,000.00	EA.	3	$ 90,000.00
RECONSTRUCT DAM	$ 100,000.00	EA.	1	$ 100,000.00
TRENCH SAFETY	$ 1.00	L.F.	4130	$ 4,130.00
ENGINEERING, PLATTING & STAKING (10%)				$ 72,313.00
MISCELLANEOUS ITEMS (2.5%)				$ 18,078.25
TOTAL				**$ 813,521.25**

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	69900	$ 209,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	1260	$ 195,300.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	65700	$ 1,971,000.00
SAWCUT & REMOVE EXISTING CURB	$ 10.00	L.F.	150	$ 1,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	6	$ 3,000.00
4' SIDEWALK	$ 4.00	S.F.	10000	$ 40,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	88	$ 96,800.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 15,000.00	L.S.	1	$ 15,000.00
STREET STOP SIGNS	$ 350.00	EA.	18	$ 6,300.00
STREET NAME BLADES	$ 350.00	EA.	46	$ 16,100.00
ENGINEERING, PLATTING & STAKING (10%)				$ 255,470.00
MISCELLANEOUS ITEMS (2.5%)				$ 63,867.50
TOTAL				**$ 2,874,037.50**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	24100	$ 72,300.00
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28100	$ 84,300.00
HYDRATED LIME	$ 155.00	TON	940	$ 145,700.00
8" REINF. CONCRETE STREET PAVEMENT (37 B-B)	$ 39.00	S.Y.	26600	$ 1,037,400.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	22300	$ 869,700.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	1750	$ 73,500.00
TXDOT DECELERATION LANE	$ 85,000.00	EA.	2	$ 170,000.00
TXDOT LEFT TURN LANE	$ 85,000.00	EA.	2	$ 170,000.00
SAWCUT & REMOVE EXISTING CURB	$ 10.00	L.F.	150	$ 1,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	11000	$ 44,000.00
8' TRAIL	$ 4.00	S.F.	115000	$ 460,000.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	750	$ 3,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STREET STOP SIGNS	$ 350.00	EA.	12	$ 4,200.00
STREET NAME BLADES	$ 350.00	EA.	20	$ 7,000.00
LANDSCAPE MEDIAN (50')	$ 3.00	S.F.	252500	$ 757,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 391,310.00
MISCELLANEOUS ITEMS (2.5%)				$ 97,827.50
TOTAL				**$ 4,402,237.50**

NOTE:

1) ASSUMES FM1461 AND FM2478 SHALL BE LEFT AS TWO-LANE ASPHALT ROADS; ESTIMATE INCLUDES INSTALLATION OF TURN LANES ONLY.

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 9,000.00	L.S.	1	$ 9,000.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 219,991.50	L.S.	1	$ 219,991.50
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
CONSTRUCTION MANAGEMENT	$ 162,500.00	L.S.	1	$ 162,500.00
MATERIAL TESTING	$ 7,500.00	L.S.	1	$ 7,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 432,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 274,003.73	L.S.	1	$ 274,003.73
TOTAL				**$ 274,003.73**

MUSTANG LAKES

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***1437*** *Total Acres:* ***513***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE TWO	104	360	$8,596,424	$23,879	$82,658
PHASE THREE	63	154	$2,908,752	$18,888	$46,171
PHASE FOUR	64	171	$3,617,637	$21,156	$56,526
PHASE FIVE	99	222	$5,012,496	$22,579	$50,631
PHASE SIX	36	128	$2,257,911	$17,640	$62,720
PHASE SEVEN	40	79	$1,314,880	$16,644	$32,872
PHASE EIGHT	57	135	$2,856,895	$21,162	$50,121
PHASE NINE	50	188	$2,723,540	$14,487	$54,471
CATEGORY TOTALS	**513**	**1437**	**$29,288,536**	**$20,382**	**$57,093**

GENERAL NOTES:

- IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.
- ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.
- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2016, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT
- ASSUMES PROJECT SHALL BE DEVELOPED IN 7 DIFFERENT PHASES
- PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND PHASE 1 ENVIRONMENTAL ASSESSMENT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- CCN BUY OUT (IF REQUIRED)
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- COSTS TO BRING 12" WATER TO WEST SIDE OF PROJECT AND TO BRING 24" SEWER TO SOUTHWEST CORNER OF PROJECT.
- ALL CITY, PROFESSIONAL AND CONSTRUCTION COSTS ASSOCIATED WITH LOT DEVELOPMENT
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ETC.
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY
- 24" SANITARY SEWER LINE EXTENSION ALONG WEST PROPERTY LINE

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$110,138	$306	$1,059
EROSION CONTROL (MAJOR IMPROVEMENTS)	$22,478	$62	$216
EXCAVATION (DIRECT)	$107,325	$298	$1,032
EXCAVATION (MAJOR IMPROVEMENTS)	$95,288	$265	$916
RETAINING WALL (DIRECT)	$11,250	$31	$108
RETAINING WALL (MAJOR IMPROVEMENTS)	$54,000	$150	$519
WATER (DIRECT)	$796,359	$2,212	$7,657
WATER (MAJOR IMPROVEMENTS)	$363,805	$1,011	$3,498
SANITARY SEWER (DIRECT)	$800,483	$2,224	$7,697
SANITARY SEWER (MAJOR IMPROVEMENTS)	$321,458	$893	$3,091
STORM SEWER (DIRECT)	$856,862	$2,380	$8,239
STORM SEWER (MAJOR IMPROVEMENTS)	$393,626	$1,093	$3,785
PAVING (DIRECT)	$2,344,013	$6,511	$22,539
PAVING (MAJOR IMPROVEMENTS)	$1,930,843	$5,363	$18,566
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$268,109	$745	$2,578
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$120,389	$334	$1,158
GRAND TOTAL	**$8,596,424**	**$23,879**	**$82,658**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5000	$ 7,500.00
ROCK CHECK DAMS	$ 1,800.00	EA.	8	$ 14,400.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	40000	$ 50,000.00
DISK & SEED	$ 325.00	ACRE	80	$ 26,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,790.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,447.50
TOTAL				**$ 110,137.50**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5460	$ 8,190.00
ROCK CHECK DAMS	$ 1,800.00	EA.	2	$ 3,600.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	5460	$ 8,190.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,998.00
MISCELLANEOUS ITEMS (2.5%)				$ 499.50
TOTAL				**$ 22,477.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	10	$ 17,000.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	32000	$ 70,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,540.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,385.00
TOTAL				**$ 107,325.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	11	$ 18,700.00
POND EXCAVATION	$ 2.20	C.Y.	30000	$ 66,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,470.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,117.50
TOTAL				**$ 95,287.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	250	$ 10,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 250.00
TOTAL				**$ 11,250.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	800	$ 48,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,200.00
TOTAL				**$ 54,000.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	13700	$ 287,700.00
6" GATE VALVE & BOX	$ 800.00	EA.	22	$ 17,600.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	41	$ 47,150.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	22	$ 77,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	360	$ 216,000.00
1" IRRIGATION SERVICE	$ 650.00	EA.	6	$ 3,900.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.1	$ 45,750.00
TESTING & CHLORINATION	$ 0.75	L.F.	13700	$ 10,275.00
ENGINEERING, PLATTING & STAKING (10%)				$ 70,787.50
MISCELLANEOUS ITEMS (2.5%)				$ 17,696.88
TOTAL				**$ 796,359.38**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	2190	$ 72,270.00
8" P.V.C. WATERLINE	$ 21.00	L.F.	3800	$ 79,800.00
6" GATE VALVE & BOX	$ 800.00	EA.	18	$ 14,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	23	$ 26,450.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	10	$ 21,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	18	$ 63,000.00
12" X 8" TAPPING SLEEVE AND VALVE	$ 6,500.00	EA.	2	$ 13,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.8	$ 36,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	5990	$ 4,492.50
ENGINEERING, PLATTING & STAKING (10%)				$ 25,914.25
MISCELLANEOUS ITEMS (2.5%)				$ 6,478.56
TOTAL				**$ 363,805.31**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 22.00	L.F.	12400	$ 272,800.00
8" P.V.C. PIPE (SDR-26)	$ 30.00	L.F.	1870	$ 56,100.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	42	$ 126,000.00
4' DIAMETER DROP MANHOLE	$ 5,000.00	EA.	1	$ 5,000.00
CLEAN OUT	$ 500.00	EA.	1	$ 500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	360	$ 216,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	160	$ 5,600.00
TRENCH SAFETY	$ 1.00	L.F.	14270	$ 14,270.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	14270	$ 14,270.00
ENGINEERING, PLATTING & STAKING (10%)				$ 71,154.00
MISCELLANEOUS ITEMS (2.5%)				$ 17,788.50
TOTAL				**$ 800,482.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. PIPE (SDR-26)	$ 48.00	L.F.	320	$ 15,360.00
10" P.V.C. PIPE (SDR-35)	$ 28.00	L.F.	730	$ 20,440.00
10" P.V.C. PIPE (SDR-26)	$ 32.00	L.F.	2950	$ 94,400.00
8" P.V.C. PIPE (SDR-35)	$ 22.00	L.F.	350	$ 7,700.00
8" P.V.C. PIPE (SDR-26)	$ 30.00	L.F.	1770	$ 53,100.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	23	$ 69,000.00
4' DIAMETER DROP MANHOLE	$ 5,000.00	EA.	2	$ 10,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	100	$ 3,500.00
TRENCH SAFETY	$ 1.00	L.F.	6120	$ 6,120.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6120	$ 6,120.00
ENGINEERING, PLATTING & STAKING (10%)				$ 28,574.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,143.50
TOTAL				**$ 321,457.50**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 45.00	L.F.	1260	$ 56,700.00
21" R.C.P.	$ 50.00	L.F.	850	$ 42,500.00
24" R.C.P.	$ 55.00	L.F.	1020	$ 56,100.00
24" R.C.P. (RUBBER GASKET)	$ 60.00	L.F.	110	$ 6,600.00
27" R.C.P.	$ 60.00	L.F.	90	$ 5,400.00
30" R.C.P.	$ 70.00	L.F.	250	$ 17,500.00
33" R.C.P.	$ 75.00	L.F.	120	$ 9,000.00
33" R.C.P. (RUBBER GASKET)	$ 80.00	L.F.	80	$ 6,400.00
36" R.C.P.	$ 55.00	L.F.	50	$ 2,750.00
42" R.C.P. (RUBBER GASKET)	$ 120.00	L.F.	40	$ 4,800.00
48" R.C.P.	$ 135.00	L.F.	1200	$ 162,000.00
48" R.C.P. (RUBBER GASKET)	$ 140.00	L.F.	660	$ 92,400.00
54" R.C.P.	$ 165.00	L.F.	50	$ 8,250.00
54" R.C.P. (RUBBER GASKET)	$ 170.00	L.F.	150	$ 25,500.00
60" R.C.P. (RUBBER GASKET)	$ 200.00	L.F.	100	$ 20,000.00
4'x3' R.C.B.	$ 230.00	L.F.	40	$ 9,200.00
DROP INLET	$ 3,000.00	EA.	1	$ 3,000.00
8' CURB INLET	$ 2,800.00	EA.	10	$ 28,000.00
10' CURB INLET	$ 3,000.00	EA.	26	$ 78,000.00
12' CURB INLET	$ 3,200.00	EA.	6	$ 19,200.00
15' CURB INLET	$ 3,500.00	EA.	2	$ 7,000.00
4'X4' STORM MANHOLE	$ 3,600.00	EA.	4	$ 14,400.00
5'X5' STORM MANHOLE	$ 4,800.00	EA.	4	$ 19,200.00
REMOVE HEADWALL AND CONNECT TO EXISTING	$ 800.00	EA.	4	$ 3,200.00
REMOVE DROP INLET AND CONNECT TO EXISTING	$ 750.00	EA.	1	$ 750.00
REMOVE PLUG AND CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
REMOVE 48" RCP	$ 45.00	L.F.	75	$ 3,375.00
CONSTRUCT RCP HEADWALL	$ 2,200.00	EA.	6	$ 13,200.00
CONSTRUCT RCB HEADWALL	$ 9,500.00	EA.	3	$ 28,500.00
CONCRETE FLUME	$ 12.00	L.F.	560	$ 6,720.00
GRADE-TO-DRAIN	$ 20.00	L.F.	272	$ 5,440.00
TRENCH SAFETY	$ 1.00	L.F.	6070	$ 6,070.00
ENGINEERING, PLATTING & STAKING (10%)				$ 76,165.50
MISCELLANEOUS ITEMS (2.5%)				$ 19,041.38
TOTAL				**$ 856,861.88**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 45.00	L.F.	980	$ 44,100.00
18" R.C.P. (RUBBER GASKET)	$ 50.00	L.F.	190	$ 9,500.00
21" R.C.P.	$ 50.00	L.F.	580	$ 29,000.00
21" R.C.P. (RUBBER GASKET)	$ 55.00	L.F.	60	$ 3,300.00
27" R.C.P.	$ 60.00	L.F.	230	$ 13,800.00
30" R.C.P. (RUBBER GASKET)	$ 75.00	L.F.	70	$ 5,250.00
33" R.C.P.	$ 75.00	L.F.	200	$ 15,000.00
33" R.C.P. (RUBBER GASKET)	$ 80.00	L.F.	140	$ 11,200.00
36" R.C.P.	$ 55.00	L.F.	60	$ 3,300.00
36" R.C.P. (RUBBER GASKET)	$ 90.00	L.F.	190	$ 17,100.00
42" R.C.P.	$ 115.00	L.F.	160	$ 18,400.00
42" R.C.P. (RUBBER GASKET)	$ 120.00	L.F.	60	$ 7,200.00
54" R.C.P.	$ 165.00	L.F.	210	$ 34,650.00
54" R.C.P. (RUBBER GASKET)	$ 170.00	L.F.	140	$ 23,800.00
6'x5' R.C.B.	$ 340.00	L.F.	100	$ 34,000.00
DROP INLET	$ 3,000.00	EA.	1	$ 3,000.00
10' CURB INLET	$ 3,000.00	EA.	10	$ 30,000.00
12' CURB INLET	$ 3,200.00	EA.	2	$ 6,400.00
10' RECESSED CURB INLET	$ 3,200.00	EA.	2	$ 6,400.00
4'X4' STORM MANHOLE	$ 3,600.00	EA.	2	$ 7,200.00
6'X6' STORM MANHOLE	$ 5,500.00	EA.	1	$ 5,500.00
CONSTRUCT RCP HEADWALL	$ 2,200.00	EA.	4	$ 8,800.00
CONSTRUCT RCB HEADWALL	$ 9,500.00	EA.	1	$ 9,500.00
CONCRETE FLUME	$ 12.00	L.F.	10	$ 120.00
TRENCH SAFETY	$ 1.00	L.F.	3370	$ 3,370.00
ENGINEERING, PLATTING & STAKING (10%)				$ 34,989.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,747.25
TOTAL				**$ 393,626.25**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	51700	$ 155,100.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	931	$ 144,305.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	48500	$ 1,455,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	43	$ 47,300.00
SAWCUT EXISTING CURB & GUTTER	$ 12.00	L.F.	126	$ 1,512.00
INSTALL STREET HEADER AND BARRICADE	$ 1,500.00	EA.	2	$ 3,000.00
4' SIDEWALK	$ 4.50	S.F.	22300	$ 100,350.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	15	$ 22,500.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	27	$ 121,500.00
STREET NAME BLADE	$ 400.00	EA.	50	$ 20,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 208,356.70
MISCELLANEOUS ITEMS (2.5%)				$ 52,089.18
TOTAL				**$ 2,344,012.88**

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	21200	$ 63,600.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	382	$ 59,210.00
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 42.00	S.Y.	7000	$ 294,000.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	12800	$ 384,000.00
12" TYPE "B" ASPHALT BASE	$ 70.00	S.Y.	1665	$ 116,550.00
2" TYPE "C" ASPHALT OVERLAY	$ 15.00	S.Y.	4521	$ 67,815.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	10	$ 11,000.00
SAWCUT EXISTING CURB & GUTTER	$ 12.00	L.F.	240	$ 2,880.00
INSTALL STREET HEADER AND BARRICADE	$ 1,500.00	EA.	1	$ 1,500.00
6' SIDEWALK	$ 4.50	S.F.	22500	$ 101,250.00
STRIPING, BUTTONING, ETC.	$ 30,000.00	L.S.	1	$ 30,000.00
FM2478 EXCAVATION	$ 10,000.00	L.S.	1	$ 10,000.00
BRIDGE	$ 550,000.00	L.S.	1	$ 550,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	4	$ 6,000.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	1	$ 4,500.00
STREET NAME BLADE	$ 400.00	EA.	10	$ 4,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 171,630.50
MISCELLANEOUS ITEMS (2.5%)				$ 42,907.63
TOTAL				**$ 1,930,843.13**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,700.00	L.S.	1	$ 4,700.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 191,908.67	L.S.	1	$ 191,908.67
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	154	$ 38,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 268,108.67**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 120,389.29	L.S.	1	$ 120,389.29
TOTAL				**$ 120,389.29**

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$109,716	$712	$1,742
EROSION CONTROL (MAJOR IMPROVEMENTS)	$17,888	$116	$284
EXCAVATION (DIRECT)	$103,838	$674	$1,648
EXCAVATION (MAJOR IMPROVEMENTS)	$168,525	$1,094	$2,675
RETAINING WALL (DIRECT)	$14,006	$91	$222
RETAINING WALL (MAJOR IMPROVEMENTS)	$20,250	$131	$321
WATER (DIRECT)	$466,313	$3,028	$7,402
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$285,300	$1,853	$4,529
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$338,153	$2,196	$5,368
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$1,171,322	$7,606	$18,592
PAVING (MAJOR IMPROVEMENTS)	$45,000	$292	$714
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$166,643	$1,082	$2,645
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$1,800	$12	$29
GRAND TOTAL	**$2,908,752**	**$18,888**	**$46,171**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	12000	$ 18,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	9	$ 16,200.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	14300	$ 17,875.00
DISK & SEED	$ 325.00	ACRE	66	$ 21,450.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,752.50
MISCELLANEOUS ITEMS (2.5%)				$ 2,438.13
TOTAL				**$ 109,715.63**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1400	$ 2,100.00
ROCK CHECK DAMS	$ 1,800.00	EA.	1	$ 1,800.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,590.00
MISCELLANEOUS ITEMS (2.5%)				$ 397.50
TOTAL				**$ 17,887.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	25	$ 42,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	19000	$ 41,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,230.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,307.50
TOTAL				**$ 103,837.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	4	$ 6,800.00
POND EXCAVATION	$ 2.20	C.Y.	65000	$ 143,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 14,980.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,745.00
TOTAL				**$ 168,525.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
5' WALL	$ 83.00	L.F.	150	$ 12,450.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,245.00
MISCELLANEOUS ITEMS (2.5%)				$ 311.25
TOTAL				**$ 14,006.25**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	120	$ 4,800.00
3' WALL	$ 50.00	L.F.	120	$ 6,000.00
4' WALL	$ 60.00	L.F.	120	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 450.00
TOTAL				**$ 20,250.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	7550	$ 158,550.00
6" GATE VALVE & BOX	$ 800.00	EA.	18	$ 14,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	24	$ 27,600.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	18	$ 63,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	154	$ 92,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
CONNECT TO EXISTING	$ 500.00	EA.	7	$ 3,500.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.3	$ 47,187.50
TESTING & CHLORINATION	$ 0.75	L.F.	7550	$ 5,662.50
ENGINEERING, PLATTING & STAKING (10%)				$ 41,450.00
MISCELLANEOUS ITEMS (2.5%)				$ 10,362.50
TOTAL				**$ 466,312.50**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	4800	$ 105,600.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	12	$ 36,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
4" SERVICE LINES	$ 600.00	EA.	154	$ 92,400.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	4800	$ 4,800.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	4800	$ 4,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 25,360.00
MISCELLANEOUS ITEMS (2.5%)				$ 6,340.00
TOTAL				**$ 285,300.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	180	$ 7,200.00
21" R.C.P.	$ 45.00	L.F.	500	$ 22,500.00
24" R.C.P.	$ 50.00	L.F.	1110	$ 55,500.00
27" R.C.P.	$ 55.00	L.F.	380	$ 20,900.00
30" R.C.P.	$ 65.00	L.F.	70	$ 4,550.00
36" R.C.P.	$ 80.00	L.F.	100	$ 8,000.00
42" R.C.P.	$ 110.00	L.F.	240	$ 26,400.00
7' X 4' R.C.B.	$ 240.00	L.F.	100	$ 24,000.00
CURB INLET	$ 4,500.00	EA.	18	$ 81,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	2	$ 8,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	1	$ 5,000.00
7' X 4' HEADWALL	$ 9,500.00	EA.	2	$ 19,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	225	$ 11,250.00
TRENCH SAFETY	$ 1.00	L.F.	2680	$ 2,680.00
ENGINEERING, PLATTING & STAKING (10%)				$ 30,058.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,514.50
TOTAL				**$ 338,152.50**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28900	$ 86,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	525	$ 81,375.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	27100	$ 813,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	25	$ 27,500.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	8	$ 12,000.00
STREET NAME BLADE	$ 400.00	EA.	19	$ 7,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 104,117.50
MISCELLANEOUS ITEMS (2.5%)				$ 26,029.38
TOTAL				**$ 1,171,321.88**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	10000	$ 40,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,000.00
TOTAL				**$ 45,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,700.00	L.S.	1	$ 4,700.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 90,443.48	L.S.	1	$ 90,443.48
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	154	$ 38,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 166,643.48**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 1,800.00	L.S.	1	$ 1,800.00
TOTAL				**$ 1,800.00**

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$114,919	$672	$1,796
EROSION CONTROL (MAJOR IMPROVEMENTS)	$20,419	$119	$319
EXCAVATION (DIRECT)	$90,833	$531	$1,419
EXCAVATION (MAJOR IMPROVEMENTS)	$11,070	$65	$173
RETAINING WALL (DIRECT)	$0	$0	$0
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$506,306	$2,961	$7,911
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$434,678	$2,542	$6,792
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$426,926	$2,497	$6,671
STORM SEWER (MAJOR IMPROVEMENTS)	$12,375	$72	$193
PAVING (DIRECT)	$1,408,134	$8,235	$22,002
PAVING (MAJOR IMPROVEMENTS)	$382,106	$2,235	$5,970
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$194,092	$1,135	$3,033
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$15,779	$92	$247
GRAND TOTAL	**$3,617,637**	**$21,156**	**$56,526**

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	7000	$ 10,500.00
ROCK CHECK DAMS	$ 1,800.00	EA.	8	$ 14,400.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	19800	$ 24,750.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	3400	$ 5,100.00
DISK & SEED	$ 325.00	ACRE	72	$ 23,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,215.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,553.75
TOTAL				**$ 114,918.75**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1700	$ 2,550.00
ROCK CHECK DAMS	$ 1,800.00	EA.	2	$ 3,600.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 453.75
TOTAL				**$ 20,418.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	19	$ 32,300.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	20200	$ 44,440.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,074.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,018.50
TOTAL				**$ 90,832.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	1	$ 1,700.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	3700	$ 8,140.00
ENGINEERING, PLATTING & STAKING (10%)				$ 984.00
MISCELLANEOUS ITEMS (2.5%)				$ 246.00
TOTAL				**$ 11,070.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	8000	$ 168,000.00
6" GATE VALVE & BOX	$ 800.00	EA.	19	$ 15,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	29	$ 33,350.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	19	$ 66,500.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	171	$ 102,600.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.7	$ 50,000.00
CONNECT TO EXISTING	$ 500.00	EA.	8	$ 4,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	8000	$ 6,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 45,005.00
MISCELLANEOUS ITEMS (2.5%)				$ 11,251.25
TOTAL				**$ 506,306.25**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	7970	$ 175,340.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	27	$ 81,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	171	$ 102,600.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	300	$ 10,500.00
TRENCH SAFETY	$ 1.00	L.F.	7970	$ 7,970.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	7970	$ 7,970.00
ENGINEERING, PLATTING & STAKING (10%)				$ 38,638.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,659.50
TOTAL				**$ 434,677.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	360	$ 14,400.00
21" R.C.P.	$ 45.00	L.F.	530	$ 23,850.00
24" R.C.P.	$ 50.00	L.F.	350	$ 17,500.00
27" R.C.P.	$ 55.00	L.F.	90	$ 4,950.00
30" R.C.P.	$ 65.00	L.F.	480	$ 31,200.00
36" R.C.P.	$ 80.00	L.F.	240	$ 19,200.00
42" R.C.P.	$ 110.00	L.F.	150	$ 16,500.00
48" R.C.P.	$ 125.00	L.F.	290	$ 36,250.00
4' X 4' R.C.B.	$ 180.00	L.F.	250	$ 45,000.00
5' X 4' R.C.B.	$ 200.00	L.F.	250	$ 50,000.00
CURB INLET	$ 4,500.00	EA.	22	$ 99,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	1	$ 500.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	2	$ 5,600.00
ROCK-RIP-RAP	$ 50.00	S.Y.	135	$ 6,750.00
TRENCH SAFETY	$ 1.00	L.F.	2990	$ 2,990.00
ENGINEERING, PLATTING & STAKING (10%)				$ 37,949.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,487.25
TOTAL				**$ 426,926.25**

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 40.00	L.F.	50	$ 2,000.00
CURB INLET	$ 4,500.00	EA.	2	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,100.00
MISCELLANEOUS ITEMS (2.5%)				$ 275.00
TOTAL				**$ 12,375.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	33600	$ 100,800.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	605	$ 93,775.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	31400	$ 942,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	13400	$ 53,600.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	36	$ 39,600.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STREET STOP SIGNS	$ 400.00	EA.	7	$ 2,800.00
STREET NAME BLADES	$ 400.00	EA.	19	$ 7,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 125,167.50
MISCELLANEOUS ITEMS (2.5%)				$ 31,291.88
TOTAL				**$ 1,408,134.38**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	5000	$ 15,000.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	90	$ 13,950.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	4600	$ 179,400.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	1050	$ 44,100.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
4' SIDEWALK	$ 4.00	S.F.	3800	$ 15,200.00
8' TRAIL	$ 4.00	S.F.	4300	$ 17,200.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	39	$ 42,900.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	450	$ 1,800.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 5,000.00	L.S.	1	$ 5,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	2	$ 3,000.00
STREET NAME BLADE	$ 400.00	EA.	4	$ 1,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,965.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,491.25
TOTAL				**$ 382,106.25**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 7,300.00	L.S.	1	$ 7,300.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 111,041.78	L.S.	1	$ 111,041.78
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	171	$ 42,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 194,091.78**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 15,779.25	L.S.	1	$ 15,779.25
TOTAL				**$ 15,779.25**

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$158,653	$715	$1,603
EROSION CONTROL (MAJOR IMPROVEMENTS)	$27,338	$123	$276
EXCAVATION (DIRECT)	$143,685	$647	$1,451
EXCAVATION (MAJOR IMPROVEMENTS)	$14,288	$64	$144
RETAINING WALL (DIRECT)	$27,810	$125	$281
RETAINING WALL (MAJOR IMPROVEMENTS)	$10,125	$46	$102
WATER (DIRECT)	$629,719	$2,837	$6,361
WATER (MAJOR IMPROVEMENTS)	$277,988	$1,252	$2,808
SANITARY SEWER (DIRECT)	$440,235	$1,983	$4,447
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$646,943	$2,914	$6,535
STORM SEWER (MAJOR IMPROVEMENTS)	$21,938	$99	$222
PAVING (DIRECT)	$1,973,627	$8,890	$19,936
PAVING (MAJOR IMPROVEMENTS)	$369,214	$1,663	$3,729
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$244,171	$1,100	$2,466
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$26,766	$121	$270
GRAND TOTAL	**$5,012,496**	**$22,579**	**$50,631**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	18500	$ 27,750.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	24800	$ 31,000.00
DISK & SEED	$ 325.00	ACRE	87	$ 28,275.00
ENGINEERING, PLATTING & STAKING (10%)				$ 14,102.50
MISCELLANEOUS ITEMS (2.5%)				$ 3,525.63
TOTAL				**$ 158,653.13**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	2200	$ 3,300.00
ROCK CHECK DAMS	$ 1,800.00	EA.	5	$ 9,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,430.00
MISCELLANEOUS ITEMS (2.5%)				$ 607.50
TOTAL				**$ 27,337.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	25	$ 42,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	35100	$ 77,220.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,772.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,193.00
TOTAL				**$ 143,685.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	1	$ 1,700.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	5000	$ 11,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,270.00
MISCELLANEOUS ITEMS (2.5%)				$ 317.50
TOTAL				**$ 14,287.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	120	$ 4,800.00
5' WALL	$ 83.00	L.F.	240	$ 19,920.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,472.00
MISCELLANEOUS ITEMS (2.5%)				$ 618.00
TOTAL				**$ 27,810.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	150	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 900.00
MISCELLANEOUS ITEMS (2.5%)				$ 225.00
TOTAL				**$ 10,125.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	9600	$ 201,600.00
6" GATE VALVE & BOX	$ 800.00	EA.	24	$ 19,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	47	$ 54,050.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	24	$ 84,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	222	$ 133,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	8.0	$ 60,000.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
TESTING & CHLORINATION	$ 0.75	L.F.	9600	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 55,975.00
MISCELLANEOUS ITEMS (2.5%)				$ 13,993.75
TOTAL				**$ 629,718.75**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	4400	$ 145,200.00
6" GATE VALVE & BOX	$ 800.00	EA.	8	$ 6,400.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	17	$ 35,700.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	8	$ 28,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	3.7	$ 27,500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	4400	$ 3,300.00
ENGINEERING, PLATTING & STAKING (10%)				$ 24,710.00
MISCELLANEOUS ITEMS (2.5%)				$ 6,177.50
TOTAL				**$ 277,987.50**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	8130	$ 178,860.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	18	$ 54,000.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
4" SERVICE LINES	$ 600.00	EA.	222	$ 133,200.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	8130	$ 8,130.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	8130	$ 8,130.00
ENGINEERING, PLATTING & STAKING (10%)				$ 39,132.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,783.00
TOTAL				**$ 440,235.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	410	$ 16,400.00
21" R.C.P.	$ 45.00	L.F.	1770	$ 79,650.00
24" R.C.P.	$ 50.00	L.F.	1380	$ 69,000.00
27" R.C.P.	$ 55.00	L.F.	280	$ 15,400.00
30" R.C.P.	$ 65.00	L.F.	880	$ 57,200.00
36" R.C.P.	$ 80.00	L.F.	410	$ 32,800.00
48" R.C.P.	$ 125.00	L.F.	420	$ 52,500.00
6' X 4' R.C.B.	$ 220.00	L.F.	60	$ 13,200.00
CURB INLET	$ 4,500.00	EA.	43	$ 193,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	5	$ 20,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
6' X 4' HEADWALL	$ 9,500.00	EA.	1	$ 9,500.00
ROCK-RIP-RAP	$ 50.00	S.Y.	90	$ 4,500.00
GRADE TO DRAIN	$ 10.00	L.F.	300	$ 3,000.00
TRENCH SAFETY	$ 1.00	L.F.	5610	$ 5,610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 57,506.00
MISCELLANEOUS ITEMS (2.5%)				$ 14,376.50
TOTAL				**$ 646,942.50**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 40.00	L.F.	150	$ 6,000.00
CURB INLET	$ 4,500.00	EA.	3	$ 13,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,950.00
MISCELLANEOUS ITEMS (2.5%)				$ 487.50
TOTAL				**$ 21,937.50**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	48700	$ 146,100.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	877	$ 135,935.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	45700	$ 1,371,000.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	3000	$ 12,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	49	$ 53,900.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 15,000.00	L.S.	1	$ 15,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	11	$ 4,400.00
STREET NAME BLADE	$ 400.00	EA.	30	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 175,433.50
MISCELLANEOUS ITEMS (2.5%)				$ 43,858.38
TOTAL				**$ 1,973,626.88**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	6600	$ 19,800.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	118	$ 18,290.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	6100	$ 237,900.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	700	$ 29,400.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	1	$ 500.00
4' SIDEWALK	$ 4.00	S.F.	3200	$ 12,800.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	300	$ 1,200.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 5,000.00	L.S.	1	$ 5,000.00
STREET STOP SIGNS	$ 400.00	EA.	3	$ 1,200.00
STREET NAME BLADES	$ 400.00	EA.	4	$ 1,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,819.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,204.75
TOTAL				**$ 369,213.75**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 6,300.00	L.S.	1	$ 6,300.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 147,620.93	L.S.	1	$ 147,620.93
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	L.S.	229	$ 57,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 244,170.93**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 26,765.55	L.S.	1	$ 26,765.55
TOTAL				**$ 26,765.55**

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$91,997	$719	$2,555
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0	$0
EXCAVATION (DIRECT)	$60,953	$476	$1,693
EXCAVATION (MAJOR IMPROVEMENTS)	$0	$0	$0
RETAINING WALL (DIRECT)	$72,900	$570	$2,025
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$362,756	$2,834	$10,077
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$353,621	$2,763	$9,823
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$246,971	$1,929	$6,860
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$852,114	$6,657	$23,670
PAVING (MAJOR IMPROVEMENTS)	$72,000	$563	$2,000
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$141,719	$1,107	$3,937
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,880	$23	$80
GRAND TOTAL	**$2,257,911**	**$17,640**	**$62,720**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	10000	$ 15,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	10200	$ 12,750.00
DISK & SEED	$ 325.00	ACRE	37	$ 12,025.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,177.50
MISCELLANEOUS ITEMS (2.5%)				$ 2,044.38
TOTAL				**$ 91,996.88**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	11	$ 18,700.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	13400	$ 29,480.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,418.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,354.50
TOTAL				**$ 60,952.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6' WALL	$ 108.00	L.F.	600	$ 64,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,480.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,620.00
TOTAL				**$ 72,900.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	5600	$ 117,600.00
6" GATE VALVE & BOX	$ 800.00	EA.	14	$ 11,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	19	$ 21,850.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	14	$ 49,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	128	$ 76,800.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	1	$ 1,100.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.7	$ 35,000.00
CONNECT TO EXISTING	$ 500.00	EA.	7	$ 3,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	5600	$ 4,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,245.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,061.25
TOTAL				**$ 362,756.25**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	6970	$ 153,340.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	20	$ 60,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4" SERVICE LINES	$ 600.00	EA.	128	$ 76,800.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	250	$ 8,750.00
TRENCH SAFETY	$ 1.00	L.F.	6970	$ 6,970.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6970	$ 6,970.00
ENGINEERING, PLATTING & STAKING (10%)				$ 31,433.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,858.25
TOTAL				**$ 353,621.25**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	150	$ 6,000.00
21" R.C.P.	$ 45.00	L.F.	270	$ 12,150.00
24" R.C.P.	$ 50.00	L.F.	910	$ 45,500.00
30" R.C.P.	$ 65.00	L.F.	180	$ 11,700.00
36" R.C.P.	$ 80.00	L.F.	110	$ 8,800.00
42" R.C.P.	$ 110.00	L.F.	180	$ 19,800.00
48" R.C.P.	$ 125.00	L.F.	180	$ 22,500.00
CURB INLET	$ 4,500.00	EA.	13	$ 58,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	2	$ 8,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	180	$ 9,000.00
GRADE TO DRAIN	$ 10.00	L.F.	700	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	1980	$ 1,980.00
ENGINEERING, PLATTING & STAKING (10%)				$ 21,953.00
MISCELLANEOUS ITEMS (2.5%)				$ 5,488.25
TOTAL				**$ 246,971.25**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	20900	$ 62,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	377	$ 58,435.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	19500	$ 585,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	2200	$ 8,800.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	20	$ 22,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 1.00	L.S.	10000	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	6	$ 2,400.00
STREET NAME BLADE	$ 400.00	EA.	14	$ 5,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 75,743.50
MISCELLANEOUS ITEMS (2.5%)				$ 18,935.88
TOTAL				**$ 852,114.38**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	16000	$ 64,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,400.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,600.00
TOTAL				**$ 72,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,100.00	L.S.	1	$ 4,100.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 72,618.53	L.S.	1	$ 72,618.53
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	128	$ 32,000.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 141,718.53**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,880.00	L.S.	1	$ 2,880.00
TOTAL				**$ 2,880.00**

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$75,895	$961	$1,897
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
EXCAVATION (DIRECT)	$42,075	$533	$1,052
EXCAVATION (MAJOR IMPROVEMENTS)	$0	$0	$0
RETAINING WALL (DIRECT)	$21,600	$273	$540
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$189,169	$2,395	$4,729
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$77,400	$980	$1,935
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$231,311	$2,928	$5,783
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$578,430	$7,322	$14,461
PAVING (MAJOR IMPROVEMENTS)	$0	$0	$0
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$99,000	$1,253	$2,475
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$0	$0	$0
GRAND TOTAL	**$1,314,880**	**$16,644**	**$32,872**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	9100	$ 13,650.00
ROCK CHECK DAMS	$ 1,800.00	EA.	7	$ 12,600.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	6750	$ 8,437.50
DISK & SEED	$ 325.00	ACRE	27	$ 8,775.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,746.25
MISCELLANEOUS ITEMS (2.5%)				$ 1,686.56
TOTAL				**$ 75,895.31**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	8	$ 13,600.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	9000	$ 19,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 3,740.00
MISCELLANEOUS ITEMS (2.5%)				$ 935.00
TOTAL				**$ 42,075.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	150	$ 6,000.00
3' WALL	$ 50.00	L.F.	120	$ 6,000.00
4' WALL	$ 60.00	L.F.	120	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,920.00
MISCELLANEOUS ITEMS (2.5%)				$ 480.00
TOTAL				**$ 21,600.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	2700	$ 56,700.00
6" GATE VALVE & BOX	$ 800.00	EA.	7	$ 5,600.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	9	$ 10,350.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	7	$ 24,500.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	79	$ 47,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	2.3	$ 16,875.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	2700	$ 2,025.00
ENGINEERING, PLATTING & STAKING (10%)				$ 16,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,203.75
TOTAL				**$ 189,168.75**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	600	$ 13,200.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	2	$ 6,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	79	$ 47,400.00
TRENCH SAFETY	$ 1.00	L.F.	600	$ 600.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	600	$ 600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,880.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,720.00
TOTAL				**$ 77,400.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	200	$ 8,000.00
21" R.C.P.	$ 45.00	L.F.	190	$ 8,550.00
24" R.C.P.	$ 50.00	L.F.	100	$ 5,000.00
30" R.C.P.	$ 65.00	L.F.	300	$ 19,500.00
36" R.C.P.	$ 80.00	L.F.	550	$ 44,000.00
42" R.C.P.	$ 110.00	L.F.	60	$ 6,600.00
48" R.C.P.	$ 125.00	L.F.	130	$ 16,250.00
5' X 4' R.C.B.	$ 200.00	L.F.	80	$ 16,000.00
CURB INLET	$ 4,500.00	EA.	10	$ 45,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	2	$ 8,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	1	$ 4,000.00
5' X 4' HEADWALL	$ 7,500.00	EA.	1	$ 7,500.00
ROCK-RIP-RAP	$ 50.00	S.Y.	180	$ 9,000.00
GRADE TO DRAIN	$ 10.00	L.F.	100	$ 1,000.00
TRENCH SAFETY	$ 1.00	L.F.	1610	$ 1,610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 20,561.00
MISCELLANEOUS ITEMS (2.5%)				$ 5,140.25
TOTAL				**$ 231,311.25**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	14000	$ 42,000.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	252	$ 39,060.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	13200	$ 396,000.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
4' SIDEWALK	$ 4.00	S.F.	1400	$ 5,600.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	13	$ 14,300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	4	$ 1,600.00
STREET NAME BLADE	$ 400.00	EA.	9	$ 3,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 51,416.00
MISCELLANEOUS ITEMS (2.5%)				$ 12,854.00
TOTAL				**$ 578,430.00**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 2,800.00	L.S.	1	$ 2,800.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 43,052.40	L.S.	1	$ 43,052.40
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	79	$ 19,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 99,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$110,588	$819	$1,940
EROSION CONTROL (MAJOR IMPROVEMENTS)	$4,219	$31	$74
EXCAVATION (DIRECT)	$84,488	$626	$1,482
EXCAVATION (MAJOR IMPROVEMENTS)	$67,838	$503	$1,190
RETAINING WALL (DIRECT)	$10,125	$75	$178
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$379,350	$2,810	$6,655
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$378,056	$2,800	$6,633
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$376,459	$2,789	$6,605
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$1,202,951	$8,911	$21,104
PAVING (MAJOR IMPROVEMENTS)	$67,500	$500	$1,184
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$172,623	$1,279	$3,028
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,700	$20	$47
GRAND TOTAL	**$2,856,895**	**$21,162**	**$50,121**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	8300	$ 12,450.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	13000	$ 16,250.00
DISK & SEED	$ 325.00	ACRE	48	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,830.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,457.50
TOTAL				**$ 110,587.50**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	3000	$ 3,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 375.00
MISCELLANEOUS ITEMS (2.5%)				$ 93.75
TOTAL				**$ 4,218.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	18	$ 30,600.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	17500	$ 38,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,510.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,877.50
TOTAL				**$ 84,487.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	7	$ 11,900.00
POND EXCAVATION	$ 2.20	C.Y.	22000	$ 48,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,030.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,507.50
TOTAL				**$ 67,837.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	150	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 900.00
MISCELLANEOUS ITEMS (2.5%)				$ 225.00
TOTAL				**$ 10,125.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	5350	$ 112,350.00
6" GATE VALVE & BOX	$ 800.00	EA.	16	$ 12,800.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	26	$ 29,900.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	16	$ 56,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	135	$ 81,000.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.5	$ 33,437.50
CONNECT TO EXISTING	$ 500.00	EA.	11	$ 5,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	5350	$ 4,012.50
ENGINEERING, PLATTING & STAKING (10%)				$ 33,720.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,430.00
TOTAL				**$ 379,350.00**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	7200	$ 158,400.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	24	$ 72,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4" SERVICE LINES	$ 600.00	EA.	135	$ 81,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	250	$ 8,750.00
TRENCH SAFETY	$ 1.00	L.F.	7200	$ 7,200.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	7200	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,605.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,401.25
TOTAL				**$ 378,056.25**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	220	$ 8,800.00
21" R.C.P.	$ 45.00	L.F.	450	$ 20,250.00
24" R.C.P.	$ 50.00	L.F.	650	$ 32,500.00
27" R.C.P.	$ 55.00	L.F.	590	$ 32,450.00
30" R.C.P.	$ 65.00	L.F.	260	$ 16,900.00
42" R.C.P.	$ 110.00	L.F.	160	$ 17,600.00
4' X 4' R.C.B.	$ 180.00	L.F.	180	$ 32,400.00
8' X 4' R.C.B.	$ 260.00	L.F.	120	$ 31,200.00
CURB INLET	$ 4,500.00	EA.	18	$ 81,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	2	$ 3,600.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	1	$ 5,000.00
8' X 4' HEADWALL	$ 16,500.00	EA.	2	$ 33,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	270	$ 13,500.00
TRENCH SAFETY	$ 1.00	L.F.	2630	$ 2,630.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,463.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,365.75
TOTAL				**$ 376,458.75**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28800	$ 86,400.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	518	$ 80,290.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	27000	$ 810,000.00
CONNECT TO EXISTING	$ 500.00	EA.	8	$ 4,000.00
4' SIDEWALK	$ 4.50	S.F.	6200	$ 27,900.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	33	$ 36,300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	11	$ 4,400.00
STREET NAME BLADE	$ 400.00	EA.	25	$ 10,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 106,929.00
MISCELLANEOUS ITEMS (2.5%)				$ 26,732.25
TOTAL				**$ 1,202,951.25**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	15000	$ 60,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,500.00
TOTAL				**$ 67,500.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,900.00	L.S.	1	$ 4,900.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 93,472.65	L.S.	1	$ 93,472.65
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	165	$ 41,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 172,622.65**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,700.00	L.S.	1	$ 2,700.00
TOTAL				**$ 2,700.00**

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$69,609	$370	$1,392
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0	$0
EXCAVATION (DIRECT)	$115,988	$617	$2,320
EXCAVATION (MAJOR IMPROVEMENTS)	$61,875	$329	$1,238
RETAINING WALL (DIRECT)	$0	$0	$0
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$492,609	$2,620	$9,852
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$379,688	$2,020	$7,594
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$364,815	$1,941	$7,296
STORM SEWER (MAJOR IMPROVEMENTS)	$54,000	$287	$1,080
PAVING (DIRECT)	$1,008,473	$5,364	$20,169
PAVING (MAJOR IMPROVEMENTS)	$0	$0	$0
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$174,323	$927	$3,486
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,160	$11	$43
GRAND TOTAL	**$2,723,540**	**$14,487**	**$54,471**

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5700	$ 8,550.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	12800	$ 16,000.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	1300	$ 1,950.00
DISK & SEED	$ 325.00	AC.	35	$ 11,375.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,187.50
MISCELLANEOUS ITEMS (2.5%)				$ 1,546.88
TOTAL				**$ 69,609.38**

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	AC.	35	$ 59,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	CY.	18000	$ 39,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,310.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,577.50
TOTAL				**$ 115,987.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND EXCAVATION	$ 2.20	C.Y.	25000	$ 55,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,500.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,375.00
TOTAL				**$ 61,875.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	6600	$ 138,600.00
8" P.V.C. WATERLINE BY BORE	$ 300.00	L.F.	100	$ 30,000.00
6" GATE VALVE & BOX	$ 800.00	EA.	13	$ 10,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	22	$ 25,300.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	13	$ 45,500.00
12" x 8" TAPPING SLEEVE & VALVE	$ 6,000.00	EA.	1	$ 6,000.00
8" x 8" TAPPING SLEEVE & VALVE	$ 4,500.00	EA.	2	$ 9,000.00
1" SINGLE SERVICE	$ 650.00	EA.	188	$ 122,200.00
1.5" IRRIGATION SERVICE	$ 800.00	EA.	1	$ 800.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TN.	5.5	$ 41,250.00
REMOVE EXISTING WATER MAIN AND VALVES	$ 12.50	L.F.	150	$ 1,875.00
TESTING & CHLORINATION	$ 0.75	L.F.	6600	$ 4,950.00
ENGINEERING, PLATTING & STAKING (10%)				$ 43,787.50
MISCELLANEOUS ITEMS (2.5%)				$ 10,946.88
TOTAL				**$ 492,609.38**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	LF.	6600	$ 145,200.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	12	$ 36,000.00
4' DIAMETER DROP MANHOLE	$ 6,000.00	EA.	2	$ 12,000.00
CLEANOUT	$ 500.00	EA.	1	$ 500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	188	$ 112,800.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
REMOVE EXISTING SANITARY SEWER MAIN	$ 10.00	L.F.	650	$ 6,500.00
TRENCH SAFETY	$ 1.50	L.F.	6600	$ 9,900.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6600	$ 6,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,750.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,437.50
TOTAL				**$ 379,687.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 40.00	L.F.	300	$ 12,000.00
21" R.C.P.	$ 45.00	L.F.	300	$ 13,500.00
24" R.C.P.	$ 50.00	L.F.	1400	$ 70,000.00
30" R.C.P.	$ 65.00	L.F.	220	$ 14,300.00
33" R.C.P.	$ 70.00	L.F.	540	$ 37,800.00
36" R.C.P.	$ 80.00	L.F.	100	$ 8,000.00
42" R.C.P.	$ 110.00	L.F.	520	$ 57,200.00
CURB INLET	$ 4,500.00	EA.	17	$ 76,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	5	$ 20,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
ROCK-RIP-RAP	$ 50.00	SY.	50	$ 2,500.00
REMOVE EXISTING STORM SEWER MAIN	$ 20.00	L.F.	200	$ 4,000.00
REMOVE DROP INLET AND CONNECT TO EXISTING RCP	$ 500.00	EA.	1	$ 500.00
TRENCH SAFETY	$ 1.00	L.F.	3380	$ 3,380.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,428.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,107.00
TOTAL				**$ 364,815.00**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND FOUNTAIN	$ 30,000.00	EA.	1	$ 30,000.00
POND OUTLET STRUCTURE	$ 18,000.00	EA.	1	$ 18,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,200.00
TOTAL				**$ 54,000.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	SY.	24100	$ 72,300.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TN.	434	$ 67,270.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	SY.	22600	$ 678,000.00
4' SIDEWALK	$ 4.50	SF.	1400	$ 6,300.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	31	$ 34,100.00
SAWCUT AND REMOVE EX CONCRETE PAVEMENT	$ 15.00	S.F.	350	$ 5,250.00
REMOVE EXISTING STREET SIGNS	$ 100.00	EA.	3	$ 300.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	5	$ 22,500.00
STREET NAME BLADE	$ 400.00	EA.	26	$ 10,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 89,642.00
MISCELLANEOUS ITEMS (2.5%)				$ 22,410.50
TOTAL				**$ 1,008,472.50**

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,500.00	LS.	1	$ 4,500.00
ENGINEERING REVIEW FEE	$ 5,000.00	LS.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 89,823.38	LS.	1	$ 89,823.38
WETLANDS REPORT	$ 2,500.00	LS.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	LS.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	LS.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	188	$ 47,000.00
SWPPP ADMINISTRATION	$ 5,000.00	LS.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	LS.	1	$ 5,000.00
TOTAL				**$ 174,323.38**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,160.00	L.S.	1	$ 2,160.00
TOTAL				**$ 2,160.00**

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ***02/16/18*** *Revised:* ***09/26/19***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$80,120	$411	$1,113
EROSION CONTROL (MAJOR IMPROVEMENTS)	$9,863	$51	$137
EXCAVATION (DIRECT)	$67,188	$345	$933
EXCAVATION (MAJOR IMPROVEMENTS)	$300,169	$1,539	$4,169
RETAINING WALL (MAJOR IMPROVEMENTS)	$116,359	$597	$1,616
WATER (DIRECT)	$726,238	$3,724	$10,087
WATER (MAJOR IMPROVEMENTS)	$59,282	$304.01	$823.37
SANITARY SEWER (DIRECT)	$553,510	$2,839	$7,688
SANITARY SEWER (MAJOR IMPROVEMENTS)	$440,835	$2,261	$6,123
STORM SEWER (DIRECT)	$884,253	$4,535	$12,281
STORM SEWER (MAJOR IMPROVEMENTS)	$218,619	$1,121	$3,036
PAVING (DIRECT)	$1,851,218	$9,493	$25,711
PAVING (MAJOR IMPROVEMENTS)	$693,495	$3,556	$9,632
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT	$211,852	$1,086	$2,942
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR	$42,367	$217	$588
GRAND TOTAL	**$6,255,368**	**$32,079**	**$86,880**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ~~***02/16/18***~~ *Revised:* ***09/26/19***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	3630	$ 5,445.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	20938	$ 26,172.50
INLET PROTECTION	$ 500.00	EA	48	$ 24,000.00
DISK & SEED	$ 325.00	ACRE	48	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,121.75
MISCELLANEOUS ITEMS (2.5%)				$ 1,780.44
TOTAL				**$ 80,119.69**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1955	$ 2,932.50
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	3890	$ 5,835.00
ENGINEERING, PLATTING & STAKING (10%)				$ 876.75
MISCELLANEOUS ITEMS (2.5%)				$ 219.19
TOTAL				**$ 9,863.44**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	24	$ 14,040.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	1	$ 2,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.02	C.Y.	21625	$ 43,682.50
ENGINEERING, PLATTING & STAKING (10%)				$ 5,972.25
MISCELLANEOUS ITEMS (2.5%)				$ 1,493.06
TOTAL				**$ 67,187.81**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	10.8	$ 6,318.00
ROSELAND EXCAVATION	$ 2.02	C.Y.	6545	$ 13,220.90
POND EXCAVATION (Pond #2)	$ 2.02	C.Y.	4700	$ 9,494.00
POND EXCAVATION (Pond #8 North)	$ 2.38	C.Y.	57842	$ 137,663.96
POND EXCAVATION (Pond #3 South)	$ 2.32	C.Y.	43155	$ 100,119.60
ENGINEERING, PLATTING & STAKING (10%)				$ 26,681.65
MISCELLANEOUS ITEMS (2.5%)				$ 6,670.41
TOTAL				**$ 300,168.52**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
3' WALL	$ 50.00	L.F.	1075	$ 53,750.00
10' WALL	$ 216.00	L.F.	230	$ 49,680.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,343.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,585.75
TOTAL				**$ 116,358.75**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ~~***02/16/18***~~ *Revised:* ***09/26/19***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	10922	$ 267,589.00
6" GATE VALVE & BOX	$ 825.00	EA.	21	$ 17,325.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	40	$ 46,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	21	$ 71,610.00
1" SINGLE WATER SERVICE	$ 695.00	EA.	193	$ 134,135.00
1" METER SETTERS	$ 390.00	EA.	193	$ 75,270.00
CONNECT TO EXISTING	$ 450.00	EA.	6	$ 2,700.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	3.0	$ 25,650.00
CEMENT STABILIZED SAND	$ 19.50	L.F.	18	$ 351.00
TESTING & CHLORINATION	$ 0.45	L.F.	10922	$ 4,914.90
ENGINEERING, PLATTING & STAKING (10%)				$ 64,554.49
MISCELLANEOUS ITEMS (2.5%)				$ 16,138.62
TOTAL				**$ 726,238.01**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	1192	$ 29,204.00
6" GATE VALVE & BOX	$ 825.00	EA.	2	$ 1,650.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	7	$ 8,050.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	2	$ 6,820.00
CONNECT TO EXISTING	$ 450.00	EA.	1	$ 450.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	0.7	$ 5,985.00
TESTING & CHLORINATION	$ 0.45	L.F.	1192	$ 536.40
ENGINEERING, PLATTING & STAKING (10%)				$ 5,269.54
MISCELLANEOUS ITEMS (2.5%)				$ 1,317.39
TOTAL				**$ 59,282.33**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" P.V.C. PIPE (SDR-35)	$ 20.50	L.F.	234	$ 4,797.00
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	7914	$ 207,742.50
4' DIAMETER MANHOLE	$ 5,100.00	EA.	28	$ 142,800.00
CLEAN-OUT	$ 775.00	EA.	1	$ 775.00
CONNECT TO EXISTING	$ 450.00	EA.	3	$ 1,350.00
CONNECT TO EXISTING MH	$ 2,000.00	EA.	1	$ 2,000.00
4" SERVICE LINES	$ 618.00	EA.	194	$ 119,892.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	90	$ 3,690.00
TRENCH SAFETY	$ 0.10	L.F.	8148	$ 814.80
TESTING & T.V. INSPECTION	$ 1.00	L.F.	8148	$ 8,148.00
ENGINEERING, PLATTING & STAKING (10%)				$ 49,200.93
MISCELLANEOUS ITEMS (2.5%)				$ 12,300.23
TOTAL				**$ 553,510.46**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	80	$ 2,100.00
10" P.V.C. PIPE (SDR-35)	$ 34.50	L.F.	2592	$ 89,424.00
15" P.V.C. PIPE (SDR-26)	$ 103.50	L.F.	1160	$ 120,060.00
15" P.V.C. PIPE (SDR-35)	$ 50.50	LF	117	$ 5,908.50
16" STEEL ENCASEMENT (BY BORE)	$ 342.00	L.F.	45	$ 15,390.00
16" STEEL ENCASEMENT (BY OPEN CUT)	$ 95.00	L.F.	75	$ 7,125.00
4' DIAMETER MANHOLE	$ 5,100.00	EA.	11	$ 56,100.00
4' DIAMETER MANHOLE OVER EXISTING MAIN	$ 6,200.00	EA.	2	$ 12,400.00
4' DIAMTER MANHOLE W/ EXTRA DEPTH	$ 8,615.00	EA.	2	$ 17,230.00
4' DIAMETER MANHOLE OVER EXISTING 15" MAIN	$ 5,375.00	EA.	2	$ 10,750.00
ADJUST EXISTING MANHOLE RIM ELEVATION	$ 1,625.00	EA.	4	$ 6,500.00
CONNECT TO EXISTING MH	$ 2,000.00	EA.	1	$ 2,000.00
CONNECT TO EXISTING MH & PLUG EX. MH INVERT	$ 4,025.00	EA.	1	$ 4,025.00
REMOVE & DISPOSE EXISTING SAN. SWR.	$ 16.50	L.F.	1057	$ 17,440.50
REMOVE & DISPOSE EXISTING 15" SAN. SWR.	$ 22.80	LF	520	$ 11,856.00
REMOVE & DISPOSE EXISTING 8" SAN SWR	$ 21.25	LF	117	$ 2,486.25
REMOVE & DISPOSE EXISTING MH	$ 375.00	EA.	4	$ 1,500.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	54	$ 2,214.00
BYPASS PUMPING	$ 3,000.00	L.S.	1	$ 3,000.00
TRENCH SAFETY	$ 0.10	L.F.	3949	$ 394.90
TESTING & T.V. INSPECTION	$ 1.00	L.F.	3949	$ 3,949.00
ENGINEERING, PLATTING & STAKING (10%)				$ 39,185.32
MISCELLANEOUS ITEMS (2.5%)				$ 9,796.33
TOTAL				**$ 440,834.79**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ***~~02/16/18~~*** *Revised:* ***09/26/19***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	1791	$ 85,072.50
18" R.C.P. (RUBBER GASKET)	$ 54.00	L.F.	11	$ 594.00
21" R.C.P.	$ 53.00	L.F.	805	$ 42,665.00
21" R.C.P. (RUBBER GASKET)	$ 59.00	L.F.	178	$ 10,502.00
24" R.C.P.	$ 61.00	L.F.	375	$ 22,875.00
27" R.C.P.	$ 66.00	L.F.	736	$ 48,576.00
30" R.C.P.	$ 75.00	L.F.	678	$ 50,850.00
33" R.C.P.	$ 87.00	L.F.	263	$ 22,881.00
36" R.C.P.	$ 98.00	L.F.	642	$ 62,916.00
42" R.C.P.	$ 130.00	L.F.	346	$ 44,980.00
48" R.C.P.	$ 154.00	L.F.	424	$ 65,296.00
48" R.C.P. (RUBBER GASKET)	$ 175.00	L.F.	6	$ 1,050.00
5'x4' R.C.B.	$ 247.00	L.F.	200	$ 49,400.00
10' CURB INLET	$ 3,925.00	EA.	47	$ 184,475.00
4'x4' STORM SEWER MANHOLE	$ 5,300.00	EA.	8	$ 42,400.00
5'x5' STORM SEWER MANHOLE	$ 7,700.00	EA.	3	$ 23,100.00
6'x6' STORM SEWER MANHOLE	$ 8,200.00	EA.	1	$ 8,200.00
21" TXDOT HDWL (SETP-PD)	$ 2,200.00	EA.	3	$ 6,600.00
27" TXDOT HDWL (SETP-PD)	$ 2,750.00	EA.	2	$ 5,500.00
5'x4' RCB TXDOT HDWL (SETB-PW)	$ 6,650.00	EA.	1	$ 6,650.00
REMOVE AND DISPOSE EXISTING WYE INLET	$ 775.00	EA.	1	$ 775.00
TRENCH SAFETY	$ 0.10	L.F.	6455	$ 645.50
ENGINEERING, PLATTING & STAKING (10%)				$ 78,600.30
MISCELLANEOUS ITEMS (2.5%)				$ 19,650.08
TOTAL				**$ 884,253.38**

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ***~~02/16/18~~*** *Revised:* ***09/26/19***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	299	$ 14,202.50
21" R.C.P.	$ 53.00	L.F.	23	$ 1,219.00
27" R.C.P.	$ 66.00	L.F.	345	$ 22,770.00
36" R.C.P.	$ 98.00	L.F.	129	$ 12,642.00
42" R.C.P.	$ 130.00	L.F.	96	$ 12,480.00
5'x1.5' R.C.B.	$ 300.00	L.F.	112	$ 33,600.00
7'x3' R.C.B.	$ 340.00	L.F.	55	$ 18,700.00
10' CURB INLET	$ 3,925.00	EA.	6	$ 23,550.00
4'X4' DROP INLET W/ APRON	$ 3,125.00	EA.	1	$ 3,125.00
7'x3' RCB TXDOT HDWL (PW)	$ 13,900.00	EA.	2	$ 27,800.00
2-5'x1.5' RCB TXDOT HDWL (FW-0)	$ 11,000.00	EA.	1	$ 11,000.00
36"/42" COMBO HDWL	$ 7,150.00	EA.	1	$ 7,150.00
REMOVE AND DISPOSE EXISTING HDWL	$ 775.00	EA.	2	$ 1,550.00
42" PLUG	$ 150.00	EA.	1	$ 150.00
ROCK-RIP-RAP	$ 76.50	S.Y.	56	$ 4,284.00
TRENCH SAFETY	$ 0.10	L.F.	1059	$ 105.90
ENGINEERING, PLATTING & STAKING (10%)				$ 19,432.84
MISCELLANEOUS ITEMS (2.5%)				$ 4,858.21
TOTAL				**$ 218,619.45**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	41800	$ 114,950.00
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	753	$ 112,950.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 33.05	S.Y.	39407	$ 1,302,401.35
SAWCUT CURB & GUTTER	$ 22.00	LF.	182	$ 4,004.00
4' SIDEWALK	$ 4.00	S.F.	13243	$ 52,972.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	22	$ 28,600.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	13	$ 19,890.00
STREET NAME BLADE	$ 305.00	EA.	32	$ 9,760.00
ENGINEERING, PLATTING & STAKING (10%)				$ 164,552.74
MISCELLANEOUS ITEMS (2.5%)				$ 41,138.18
TOTAL				**$ 1,851,218.27**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	11148	$ 30,657.00
HYDRATED LIME (41 LBS/SY)	$ 150.00	TON	229	$ 34,350.00
8" REINF. CONCRETE STREET PAVEMENT (37 B-B)	$ 41.75	S.Y.	4238	$ 176,936.50
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 40.60	S.Y.	6220	$ 252,532.00
8" REINF. STAMPED CONCRETE STREET PAVEMENT	$ 25.75	S.Y.	313	$ 8,059.75
12" TYPE "B" ASPHALT BASE	$ 109.00	S.Y.	264	$ 28,776.00
2" TYPE "C" ASPHALT OVERLAY	$ 34.40	S.Y.	264	$ 9,081.60
BARRIER FREE RAMPS	$ 1,300.00	EA.	4	$ 5,200.00
SAWCUT CURB & GUTTER	$ 22.00	L.F.	699	$ 15,378.00
REMOVE & DISPOSE EXISTING CONCRETE	$ 12.00	S.Y.	495	$ 5,940.00
6' TRAIL	$ 5.00	S.F.	5760	$ 28,800.00
CONCRETE STREET HEADER	$ 15.00	LF	50	$ 750.00
ROAD BARRICADE	$ 38.00	LF	50	$ 1,900.00
REMOVE BARRICATE AND CONN. TO EXISTING	$ 20.00	LF	31	$ 620.00
STRIPING, BUTTONING, ETC. (OWNSBY PKWY)	$ 11,000.00	L.S.	1	$ 11,000.00
REMOVE EXISTING STRIPING (FM2478)	$ 300.00	L.S.	1	$ 300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 2,500.00	L.S.	1	$ 2,500.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	1	$ 1,530.00
STREET NAME BLADE	$ 305.00	EA.	2	$ 610.00
RELOCATE EXISTING STOP SIGN & NAME BLADES	$ 2,200.00	EA.	1	$ 2,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 61,712.09
MISCELLANEOUS ITEMS (2.5%)				$ 14,661.60
TOTAL				**$ 693,494.53**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 2,350.00	L.S.	1	$ 2,350.00
ENGINEERING REVIEW FEE	$ 20,670.00	L.S.	1	$ 20,670.00
INSPECTION FEE (3%)	$ 120,456.60	L.S.	1	$ 120,456.60
WETLANDS REPORT	$ 1,950.00	L.S.	1	$ 1,950.00
ENVIRONMENTAL PHASE 1	$ 3,900.00	L.S.	1	$ 3,900.00
GEO-TECHNICAL REPORT	$ 5,850.00	L.S.	1	$ 5,850.00
MATERIAL TESTING	$ 250.00	LOT.	195	$ 48,750.00
SWPPP ADMINISTRATION	$ 2,925.00	L.S.	1	$ 2,925.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 211,851.60**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 42,366.93	L.S.	1	$ 42,366.93
TOTAL				**$ 42,366.93**

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ~~***03/25/20***~~ *Revised:* ***04/14/20***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$62,205	$648	$1,736
EROSION CONTROL (MAJOR IMPROVEMENTS)	$11,936	$124	$333
EXCAVATION (DIRECT)	$85,809	$894	$2,395
EXCAVATION (MAJOR IMPROVEMENTS)	$16,223	$169	$453
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$481,014	$5,011	$13,423
WATER (MAJOR IMPROVEMENTS)	$80,491	$838.45	$2,246.16
SANITARY SEWER (DIRECT)	$372,977	$3,885	$10,408
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$405,214	$4,221	$11,308
STORM SEWER (MAJOR IMPROVEMENTS)	$48,074	$501	$1,342
PAVING (DIRECT)	$1,220,267	$12,711	$34,052
PAVING (MAJOR IMPROVEMENTS)	$497,223	$5,179	$13,875
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$160,949	$1,677	$4,491
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$21,812	$227	$609
GRAND TOTAL	**$3,464,196**	**$36,085**	**$96,671**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	2000	$ 3,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	13715	$ 17,143.75
INLET PROTECTION	$ 500.00	EA	19	$ 9,500.00
DISK & SEED	$ 325.00	ACRE	42	$ 13,650.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,529.38
MISCELLANEOUS ITEMS (2.5%)				$ 1,382.34
TOTAL				**$ 62,205.47**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	590	$ 885.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	5150	$ 7,725.00
INLET PROTECTION	$ 500.00	EA.	4	$ 2,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,061.00
MISCELLANEOUS ITEMS (2.5%)				$ 265.25
TOTAL				**$ 11,936.25**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	7.50	$ 4,388.60
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.02	C.Y.	33607	$ 67,886.14
ENGINEERING, PLATTING & STAKING (10%)				$ 7,627.47
MISCELLANEOUS ITEMS (2.5%)				$ 1,906.87
TOTAL				**$ 85,809.08**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	3.05	$ 1,783.18
CHURCHILL & OWNSBY EXCAVATION	$ 2.02	C.Y.	6256	$ 12,637.12
ENGINEERING, PLATTING & STAKING (10%)				$ 1,442.03
MISCELLANEOUS ITEMS (2.5%)				$ 360.51
TOTAL				**$ 16,222.83**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	6764	$ 165,718.00
6" GATE VALVE & BOX	$ 825.00	EA.	16	$ 13,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	30	$ 34,500.00
12" GATE VALVE & BOX ON EXISTING	$ 2,000.00	EA.	1	$ 2,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	14	$ 47,740.00
FH LEAD WITH CAP (NO FH ASSEMBLY AT THIS TIME)	$ 1,500.00	EA.	2	$ 3,000.00
1" SINGLE WATER SERVICE	$ 695.00	EA.	104	$ 72,280.00
1" SINGLE WATER SERVICE ON EXISTING 12" PVC	$ 950.00	EA.	7	$ 6,650.00
1" METER SETTERS	$ 390.00	EA.	96	$ 37,440.00
CONNECT TO EXISTING	$ 450.00	EA.	1	$ 450.00
CUT-IN 12" x 8" TEE ON EXISTING	$ 3,500.00	EA.	1	$ 3,500.00
CUT-IN 12" x 6" TEE ON EXISTING	$ 3,200.00	EA.	1	$ 3,200.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	4.0	$ 34,456.50
CEMENT STABILIZED SAND	$ 19.50	L.F.	20	$ 390.00
TESTING & CHLORINATION	$ 0.45	L.F.	6764	$ 3,043.80
ENGINEERING, PLATTING & STAKING (10%)				$ 42,756.83
MISCELLANEOUS ITEMS (2.5%)				$ 10,689.21
TOTAL				**$ 481,014.34**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	1349	$ 33,050.50
6" GATE VALVE & BOX	$ 825.00	EA.	4	$ 3,300.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	10	$ 11,500.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	4	$ 13,640.00
CONNECT TO EXISTING	$ 450.00	EA.	2	$ 900.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	1.0	$ 8,550.00
TESTING & CHLORINATION	$ 0.45	L.F.	1349	$ 607.05
ENGINEERING, PLATTING & STAKING (10%)				$ 7,154.76
MISCELLANEOUS ITEMS (2.5%)				$ 1,788.69
TOTAL				**$ 80,490.99**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	5504	$ 144,480.00
4' DIAMETER MANHOLE	$ 5,100.00	EA.	18	$ 91,800.00
CONNECT TO EXISTING MH WITH OUTSIDE DROP	$ 3,000.00	EA.	2	$ 6,000.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 1,000.00	EA.	1	$ 1,000.00
CLEANOUT	$ 775.00	EA.	1	$ 775.00
4" SERVICE LINES	$ 618.00	EA.	107	$ 66,126.00
4" SERVICE LINES ON EXISTING 10" PVC	$ 800.00	EA.	4	$ 3,200.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	100	$ 4,100.00
ADJUST MH RIM ELEVATION	$ 1,000.00	EA.	8	$ 8,000.00
TRENCH SAFETY	$ 0.10	L.F.	5504	$ 550.40
TESTING & T.V. INSPECTION	$ 1.00	L.F.	5504	$ 5,504.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,153.54
MISCELLANEOUS ITEMS (2.5%)				$ 8,288.39
TOTAL				**$ 372,977.33**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	1254	$ 59,565.00
21" R.C.P.	$ 53.00	L.F.	476	$ 25,228.00
24" R.C.P.	$ 61.00	L.F.	125	$ 7,625.00
27" R.C.P.	$ 66.00	L.F.	474	$ 31,284.00
30" R.C.P.	$ 75.00	L.F.	553	$ 41,475.00
33" R.C.P.	$ 87.00	L.F.	59	$ 5,133.00
36" R.C.P.	$ 98.00	L.F.	130	$ 12,740.00
36" R.C.P. (RUBBER GASKET)	$ 112.00	L.F.	44	$ 4,928.00
42" R.C.P.	$ 130.00	L.F.	198	$ 25,740.00
60" R.C.P.	$ 225.00	L.F.	126	$ 28,350.00
10' CURB INLET	$ 3,925.00	EA.	19	$ 74,575.00
4'x4' STORM SEWER MANHOLE	$ 5,300.00	EA.	4	$ 21,200.00
24" TXDOT HDWL (CH-FW-0)	$ 2,200.00	EA.	1	$ 2,200.00
36" TXDOT HDWL (SETP-PD)	$ 4,500.00	EA.	1	$ 4,500.00
60" TXDOT HDWL (SETP-PD)	$ 6,000.00	EA.	1	$ 6,000.00
ROCK RIP RAP	$ 50.00	S.Y.	72	$ 3,600.00
REMOVE HDWL AND CONN TO EXISTING	$ 775.00	EA.	1	$ 775.00
REMOVE & REPLACE PORTION OF EXISTING RETAINING WALL	$ 1,500.00	L.S.	1	$ 1,500.00
TRENCH SAFETY	$ 0.10	L.F.	3115	$ 311.50
TV INSPECTION	$ 1.25	L.F.	3115	$ 3,893.75
ENGINEERING, PLATTING & STAKING (10%)				$ 35,672.95
MISCELLANEOUS ITEMS (2.5%)				$ 8,918.24
TOTAL				**$ 405,214.44**

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	602	$ 28,595.00
10' CURB INLET	$ 3,925.00	EA.	3	$ 11,775.00
CONNECT TO EXISTING	$ 775.00	EA.	2	$ 1,550.00
TRENCH SAFETY	$ 0.10	L.F.	602	$ 60.20
TV INSPECTION	$ 1.25	L.F.	602	$ 752.50
ENGINEERING, PLATTING & STAKING (10%)				$ 4,273.27
MISCELLANEOUS ITEMS (2.5%)				$ 1,068.32
TOTAL				**$ 48,074.29**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	29,003	$ 79,758.25
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	522	$ 78,308.10
6" REINF. CONCRETE STREET PAVEMENT (29 B-B)	$ 33.05	S.Y.	25,675	$ 848,558.75
CONCRETE STREET HEADER	$ 15.00	L.F.	174	$ 2,610.00
ROAD BARRICADE	$ 38.00	L.F.	174	$ 6,612.00
REMOVE ROAD BARRICADE	$ 750.00	EA.	2	$ 1,500.00
TEMPORARY CURB (AT TEMP TURNAROUNDS)	$ 22.00	L.F.	380	$ 8,360.00
5' SIDEWALK	$ 5.00	S.F.	2,835	$ 14,175.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	18	$ 23,400.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	10	$ 15,300.00
STREET NAME BLADE	$ 305.00	EA.	20	$ 6,100.00
ENGINEERING, PLATTING & STAKING (10%)				$ 108,468.21
MISCELLANEOUS ITEMS (2.5%)				$ 27,117.05
TOTAL				**$ 1,220,267.36**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	9654	$ 26,548.50
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	174	$ 26,065.80
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 40.60	S.Y.	4308	$ 174,904.80
8" REINF. STAMPED CONCRETE STREET PAVEMENT	$ 25.75	S.F.	315	$ 8,111.25
MEDIAN NOSE STAMPED CONCRETE	$ 25.75	S.F.	333	$ 8,574.75
6" REINF. CONCRETE STREET PAVEMENT (29 B-B)	$ 33.05	S.Y.	4717	$ 155,896.85
CONCRETE STREET HEADER	$ 15.00	L.F.	50	$ 750.00
ROAD BARRICADE	$ 38.00	L.F.	50	$ 1,900.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	2	$ 2,600.00
SAWCUT CURB & GUTTER	$ 22.00	L.F.	517	$ 11,374.00
6' TRAIL	$ 5.50	S.F.	2400	$ 13,200.00
STRIPING, BUTTONING, ETC. (OWNSBY PKWY & CHURCHILL)	$ 8,000.00	L.S.	1	$ 8,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 2,500.00	L.S.	1	$ 2,500.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	1	$ 1,530.00
STREET NAME BLADE	$ 305.00	EA.	2	$ 610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 44,256.60
MISCELLANEOUS ITEMS (2.5%)				$ 10,400.44
TOTAL				**$ 497,222.98**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 99,178.94	L.S.	1	$ 99,178.94
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	96	$ 24,000.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 160,948.94**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 21,811.89	L.S.	1	$ 21,811.89
TOTAL				**$ 21,811.89**

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised: 08/16/21*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$0	$0	$0
EXCAVATION (DIRECT)	$128,647	$501	$1,991
EXCAVATION (MAJOR IMPROVEMENTS)	$15,926	$61.97	$246.53
RETAINING WALL (MAJOR IMPROVEMENTS)	$135,000	$525.29	$2,089.78
WATER (DIRECT)	$929,716	$3,618	$14,392
WATER (MAJOR IMPROVEMENTS)	$72,668	$282.76	$1,124.90
SANITARY SEWER (DIRECT)	$882,344	$3,433	$13,659
SANITARY SEWER (MAJOR IMPROVEMENTS)	$42,094	$163.79	$651.60
STORM SEWER (DIRECT)	$675,593	$2,629	$10,458
STORM SEWER (MAJOR)	$154,547	$601.35	$2,392.36
PAVING (DIRECT)	$2,739,846	$10,661	$42,412
PAVING (MAJOR IMPROVEMENTS)	$560,126	$2,179.48	$8,670.68
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$344,297	$1,340	$5,330
GRAND TOTAL	**$6,680,804**	**$25,995**	**$103,418**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,000.00	ACRE	13.9	$ 27,800.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.40	C.Y.	33,564	$ 80,552.52
ENGINEERING, PLATTING & STAKING (10%)				$ 11,435.25
MISCELLANEOUS ITEMS (2.5%)				$ 2,858.81
TOTAL				**$ 128,646.59**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	1.1	$ 643.50
BELMONT ROW EXCAVATION (IMPORT)	$ 5.60	C.Y.	1,300	$ 7,280.00
POND EXCAVATION	$ 2.40	C.Y.	2,656	$ 6,374.66
ENGINEERING, PLATTING & STAKING (10%)				$ 1,429.82
MISCELLANEOUS ITEMS (2.5%)				$ 198.09
TOTAL				**$ 15,926.06**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 120,000.00	LS.	1	$ 120,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,000.00
TOTAL				**$ 135,000.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 34.64	L.F.	10828	$ 375,081.92
6" GATE VALVE & BOX	$ 910.00	EA.	25	$ 22,750.00
8" GATE VALVE & BOX	$ 1,365.00	EA.	43	$ 58,695.00
12" GATE VALVE & BOX ON EXISTING	$ 4,650.00	EA.	1	$ 4,650.00
FIRE HYDRANT W/ 6" LEAD	$ 3,725.00	EA.	21	$ 78,225.00
12" X 8" CUT IN TEE ON EXISTING	$ 4,400.00	EA.	1	$ 4,400.00
1" SINGLE WATER SERVICE	$ 800.00	EA.	243	$ 194,400.00
1" SINGLE WATER SERVICE (FUTURE)	$ 800.00	EA.	15	$ 12,000.00
1" SINGLE WATER SERVICE (FOR LOOP)	$ 10.30	LF.	240	$ 2,472.00
1" SINGLE WATER SERVICE (ON EX. 8" WATER, BY BORE)	$ 2,400.00	EA.	6	$ 14,400.00
1" SINGLE WATER SERVICE (ON EX. 12" WATER)	$ 1,000.00	EA.	1	$ 1,000.00
CONNECT TO EXISTING	$ 450.00	EA.	11	$ 4,950.00
MISCELLANEOUS FITTINGS	$ 4,975.00	TON	7.6	$ 38,009.00
CEMENT STABILIZED SAND	$ 22.00	L.F.	18.0	$ 396.00
TRACER WIRE TEST STATIONS	$ 215.00	EA.	42.0	$ 9,030.00
TESTING & CHLORINATION	$ 0.55	L.F.	10828	$ 5,955.40
ENGINEERING, PLATTING & STAKING (10%)				$ 82,641.43
MISCELLANEOUS ITEMS (2.5%)				$ 20,660.36
TOTAL				**$ 929,716.11**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 34.64	L.F.	938	$ 32,492.32
6" GATE VALVE & BOX	$ 910.00	EA.	2	$ 1,820.00
8" GATE VALVE & BOX	$ 1,365.00	EA.	5	$ 6,825.00
12" GATE VALVE & BOX ON EXISTING	$ 4,650.00	EA.	2	$ 9,300.00
FIRE HYDRANT W/ 6" LEAD	$ 3,725.00	EA.	2	$ 7,450.00
12" X 8" CUT IN TEE ON EXISTING	$ 4,400.00	EA.	1	$ 4,400.00
MISCELLANEOUS FITTINGS	$ 4,975.00	TON	0.4	$ 1,791.00
TESTING & CHLORINATION	$ 0.55	L.F.	938	$ 515.90
ENGINEERING, PLATTING & STAKING (10%)				$ 6,459.42
MISCELLANEOUS ITEMS (2.5%)				$ 1,614.86
TOTAL				**$ 72,668.50**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 30.80	L.F.	10893	$ 335,504.40
4' DIAMETER MANHOLE	$ 4,775.00	EA.	37	$ 176,675.00
MANHOLE I & I BARRIERS	$ 345.00	EA.	37	$ 12,765.00
CONNECT TO EXISTING MH WITH OUTSIDE DROP	$ 2,925.00	EA.	3	$ 8,775.00
CONNECT TO EXISTING MH	$ 1,975.00	EA.	3	$ 5,925.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 450.00	EA.	2	$ 900.00
PLUG EX. MH	$ 450.00	EA.	2	$ 900.00
END & PLUG 8" SEWER	$ 50.00	EA.	6	$ 300.00
4" SERVICE LINES	$ 753.00	EA.	235	$ 176,955.00
4" SERVICE LINES (ON EX. 10" PVC)	$ 1,080.00	EA.	2	$ 2,160.00
4" SERVICE LINES (FUTURE)	$ 741.00	EA.	19	$ 14,079.00
4" SERVICE FROM EX. MH IN STREET	$ 3,100.00	EA.	2	$ 6,200.00
4" SERVICES TO BE REMOVED	$ 500.00	LF	7	$ 3,500.00
8" SEWER TO BE REMOVED	$ 15.50	LF	304	$ 4,712.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 67.75	L.F.	218	$ 14,769.50
ADJUST MH RIM ELEVATION	$ 1,280.00	EA.	3	$ 3,840.00
REMOVE AND REPLACE CONCRETE PAVING	$ 195.00	SY	14	$ 2,730.00
TRENCH SAFETY	$ 0.10	L.F.	10893	$ 1,089.30
TESTING & T.V. INSPECTION	$ 1.15	L.F.	10893	$ 12,526.95
ENGINEERING, PLATTING & STAKING (10%)				$ 78,430.62
MISCELLANEOUS ITEMS (2.5%)				$ 19,607.65
TOTAL				**$ 882,344.42**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
10" P.V.C. PIPE (SDR-35)	$ 36.91	L.F.	578	$ 21,333.98
4' DIAMETER MANHOLE	$ 4,775.00	EA.	3	$ 14,325.00
MANHOLE I & I BARRIERS	$ 345.00	EA.	3	$ 1,035.00
TRENCH SAFETY	$ 0.10	L.F.	578	$ 57.80
TESTING & T.V. INSPECTION	$ 1.15	L.F.	578	$ 664.70
ENGINEERING, PLATTING & STAKING (10%)				$ 3,741.65
MISCELLANEOUS ITEMS (2.5%)				$ 935.41
TOTAL				**$ 42,093.54**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 56.50	L.F.	1069	$ 60,398.50
21" R.C.P.	$ 62.50	L.F.	734	$ 45,875.00
24" R.C.P.	$ 71.50	L.F.	962	$ 68,783.00
27" R.C.P.	$ 77.50	L.F.	199	$ 15,422.50
30" R.C.P.	$ 89.00	L.F.	388	$ 34,532.00
30" R.C.P. (RUBBER GASKETED)	$ 98.00	L.F.	71	$ 6,958.00
36" R.C.P.	$ 116.00	L.F.	709	$ 82,244.00
42" R.C.P.	$ 151.00	L.F.	483	$ 72,933.00
42" R.C.P. (RUBBER GASKETED)	$ 172.00	L.F.	52	$ 8,944.00
48" R.C.P. (RUBBER GASKETED)	$ 201.00	L.F.	71	$ 14,271.00
10' CURB INLET	$ 4,100.00	EA.	26	$ 106,600.00
12' CURB INLET	$ 4,475.00	EA.	2	$ 8,950.00
2-GRATE COMBO INLET	$ 5,475.00	EA.	2	$ 10,950.00
4'x4' STORM SEWER MANHOLE	$ 5,450.00	EA.	1	$ 5,450.00
5'x5' STORM SEWER MANHOLE	$ 6,875.00	EA.	1	$ 6,875.00
6'x6' STORM SEWER MANHOLE	$ 9,400.00	EA.	1	$ 9,400.00
21" TXDOT HDWL (SETP-CD)	$ 2,675.00	EA.	1	$ 2,675.00
24" TXDOT HDWL (CH-FW-0)	$ 2,900.00	EA.	1	$ 2,900.00
36" TXDOT HDWL (SETP-PD) (4:1)	$ 3,300.00	EA.	1	$ 3,300.00
36" TXDOT HDWL (SETP-PD) (8:1)	$ 3,800.00	EA.	1	$ 3,800.00
42" TXDOT HDWL (SETP-PD)	$ 4,900.00	EA.	1	$ 4,900.00
48" TXDOT HDWL (SETP-PD)	$ 5,450.00	EA.	1	$ 5,450.00
END & PLUG 21" R.C.P.	$ 55.00	EA.	1	$ 55.00
12" THICK GABION MATTRESS AT HDWL'S	$ 318.00	SY	26	$ 8,268.00
REMOVE EX. 42" RCP	$ 32.50	L.F.	55	$ 1,787.50
REMOVE EXISTING HEADWALL	$ 450.00	EA.	1	$ 450.00
REMOVE HEADWALL & CONN TO EXISTING	$ 775.00	EA.	1	$ 775.00
TRENCH SAFETY	$ 0.10	L.F.	4738	$ 473.80
TV INSPECTION	$ 1.50	L.F.	4738	$ 7,107.00
ENGINEERING, PLATTING & STAKING (10%)				$ 60,052.73
MISCELLANEOUS ITEMS (2.5%)				$ 15,013.18
TOTAL				**$ 675,593.21**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 56.50	L.F.	36	$ 2,034.00
24" R.C.P.	$ 62.50	L.F.	107	$ 6,687.50
27" R.C.P.	$ 77.50	L.F.	110	$ 8,525.00
30" R.C.P.	$ 89.00	L.F.	80	$ 7,120.00
6' X 3' R.C.B.	$ 379.00	L.F.	76	$ 28,804.00
10' CURB INLET	$ 4,100.00	EA.	2	$ 8,200.00
4'X4' STORM MANHOLE	$ 5,450.00	EA.	1	$ 5,450.00
30" TXDOT HDWL (SETP-PD)	$ 3,000.00	EA.	1	$ 3,000.00
6' X 3' RCB TXDOT HDWL (SETB-PD) TYPE "SWO"	$ 5,450.00	EA.	1	$ 5,450.00
6' X 3' RCB TXDOT HDWL (SETB-PD) TYPE "PW"	$ 5,800.00	EA.	1	$ 5,800.00
12" THICK GABION MATTRESS AT POND SPILLWAY	$ 318.00	SY	175	$ 55,650.00
TRENCH SAFETY	$ 0.10	L.F.	409	$ 40.90
TV INSPECTION	$ 1.50	L.F.	409	$ 613.50
ENGINEERING, PLATTING & STAKING (10%)				$ 13,737.49
MISCELLANEOUS ITEMS (2.5%)				$ 3,434.37
TOTAL				**$ 154,546.76**

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.85	S.Y.	48,593	$ 187,083.05
HYDRATED LIME (36 LBS/SY)	$ 168.00	TON	875	$ 147,000.00
6" REINF. CONCRETE STREET PAVEMENT (25' B-B)	$ 39.85	S.Y.	9,046	$ 360,483.10
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 39.85	S.Y.	12,114	$ 482,742.90
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 39.85	S.Y.	15,777	$ 628,713.45
7" REINF. CONCRETE ALLEY (12')	$ 58.90	S.Y.	3,841	$ 226,234.90
6" REINF. CONCRETE STREET PAVEMENT - HAND POUR	$ 64.55	SY	670	$ 43,248.50
TEMP STREET PAVEMENT (24' WIDE)	$ 72.70	S.Y.	811	$ 58,959.70
CONCRETE STREET HEADER	$ 20.00	L.F.	116	$ 2,320.00
ROAD BARRICADE	$ 35.00	L.F.	150	$ 5,250.00
BARRIER FREE RAMPS	$ 2,000.00	EA.	26	$ 52,000.00
DETECTABLE WARNING AT ALLEY	$ 1,000.00	EA.	13	$ 13,000.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	302	$ 7,550.00
SAWCUT & REMOVE EX. PAVEMENT	$ 12.00	S.Y.	195	$ 2,340.00
6' SIDEWALK	$ 5.75	S.F.	4,050	$ 23,287.50
5' SIDEWALK	$ 5.75	S.F.	24,045	$ 138,258.75
4' SIDEWALK	$ 5.75	S.F.	5,156	$ 29,647.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,200.00	EA.	13	$ 15,600.00
STREET NAME BLADE	$ 325.00	EA.	36	$ 11,700.00
ENGINEERING, PLATTING & STAKING (10%)				$ 243,541.89
MISCELLANEOUS ITEMS (2.5%)				$ 60,885.47
TOTAL				**$ 2,739,846.21**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.85	S.Y.	3,593	$ 13,833.05
HYDRATED LIME (36 LBS/SY)	$ 168.00	TON	65	$ 10,865.23
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 39.85	S.Y.	3,169	$ 126,284.65
12" TYPE "B" ASPHALT BASE	$ 92.80	S.Y.	1,598	$ 148,294.40
2" TYPE "D" ASPHALT OVERLAY	$ 23.15	S.Y.	3,934	$ 91,072.10
FM 2478 EXCAVATION	$ 15,000.00	LS.	1	$ 15,000.00
SAWCUT EXISTING ASPHALT PAVEMENT	$ 5.25	LF.	1,884	$ 9,891.00
REMOVE EXISTING PAVEMENT	$ 1.75	S.F.	338	$ 591.50
9' SIDEWALK	$ 8.00	S.F.	1,530	$ 12,240.00
6' SIDEWALK	$ 5.75	S.F.	6,132	$ 35,259.00
5' SIDEWALK	$ 5.75	S.F.	260	$ 1,495.00
4' SIDEWALK	$ 5.75	S.F.	1,844	$ 10,603.00
TRAFFIC CONTROL	$ 12,000.00	L.S.	1	$ 12,000.00
4" YELLOW PAVEMENT MARKING	$ 2.65	LF.	1,487	$ 3,940.55
4" WHITE PAVEMENT MARKING	$ 1.35	LF.	2,461	$ 3,322.35
LEFT TURN ARROW PAVEMENT MARKING	$ 300.00	EA.	2	$ 600.00
"ONLY" PAVEMENT MARKING	$ 350.00	EA.	2	$ 700.00
24" WHITE STOP BAR PAVEMENT MARKING	$ 17.00	LF.	15	$ 255.00
STOP SIGN AND POLE 36"X36" (BRANDON INDUSTRIES)	$ 1,300.00	EA.	1	$ 1,300.00
STREET NAME BLADE	$ 325.00	EA.	2	$ 650.00
ENGINEERING, PLATTING & STAKING (10%)				$ 49,819.68
MISCELLANEOUS ITEMS (2.5%)				$ 12,109.09
TOTAL				**$ 560,125.61**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 242,277.37	L.S.	1	$ 242,277.37
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	257	$ 64,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 344,297.37**

MUSTANG LAKES PHASE SEVEN - DIRECT & MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE SEVEN	106.751	171	$8,448,877	$49,409	$79,146
CATEGORY TOTALS	**106.751**	**171**	**$8,448,877**	**$49,409**	**$79,146**

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$0	$0	$0
EXCAVATION (DIRECT)	$497,832	$2,911	$4,663
EXCAVATION (MAJOR IMPROVEMENTS)	$214,299	$1,253.21	$2,007.46
RETAINING WALL (MAJOR IMPROVEMENTS)	$663,536	$3,880.33	$6,215.74
WATER (DIRECT)	$1,138,466	$6,658	$10,665
WATER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
SANITARY SEWER (DIRECT)	$879,025	$5,140	$8,234
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
STORM SEWER (DIRECT)	$1,017,931	$5,953	$9,536
STORM SEWER (DIRECT)	$168,750	$986.84	$1,580.78
PAVING (DIRECT)	$3,548,425	$20,751	$33,240
PAVING (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$320,612	$1,875	$3,003
GRAND TOTAL	**$8,448,877**	**$49,409**	**$79,146**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,675.00	ACRE	15.1	$ 40,443.33
CONSTRUCTION ENTRANCE	$ 3,200.00	EA.	7	$ 22,400.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 6.13	C.Y.	61,937	$ 379,673.81
ENGINEERING, PLATTING & STAKING (10%)				$ 44,251.71
MISCELLANEOUS ITEMS (2.5%)				$ 11,062.93
TOTAL				**$ 497,831.78**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,675.00	ACRE	1.1	$ 2,942.50
POND EXCAVATION	$ 6.13	C.Y.	31,290	$ 191,807.70
ENGINEERING, PLATTING & STAKING (10%)				$ 19,475.02
MISCELLANEOUS ITEMS (2.5%)				$ 73.56
TOTAL				**$ 214,298.78**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 589,810.00	LS.	1	$ 589,810.00
ENGINEERING, PLATTING & STAKING (10%)				$ 58,981.00
MISCELLANEOUS ITEMS (2.5%)				$ 14,745.25
TOTAL				**$ 663,536.25**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 51.50	L.F.	10083	$ 519,274.50
6" GATE VALVE & BOX	$ 1,460.00	EA.	21	$ 30,660.00
8" GATE VALVE & BOX	$ 2,250.00	EA.	27	$ 60,750.00
FIRE HYDRANT W/ 6" LEAD	$ 5,840.00	EA.	21	$ 122,640.00
12" X 8" CUT IN TEE ON EXISTING	$ 9,575.00	EA.	3	$ 28,725.00
C & I FITINGS	$ 6,075.00	TON	5.59	$ 33,959.25
AUTO FLUSH VALVE	$ 10,000.00	EA.	2	$ 20,000.00
1" SINGLE WATER SERVICE	$ 920.00	EA.	155	$ 142,600.00
1" SINGLE WATER SERVICE (FUTURE)	$ 910.00	EA.	6	$ 5,460.00
1" SINGLE WATER SERVICE (ON EX. 8" WATER, BY BORE)	$ 4,125.00	EA.	2	$ 8,250.00
CONNECT TO EXISTING	$ 550.00	EA.	11	$ 6,050.00
16" DIA. STEEL ENCASEMENT BY BORE	$ 466.00	LF.	43	$ 20,038.00
CEMENT STABILIZED SAND	$ 36.50	L.F.	20.0	$ 730.00
TRACER WIRE TEST STATIONS	$ 125.00	EA.	22.0	$ 2,750.00
TESTING & CHLORINATION	$ 1.00	L.F.	10083	$ 10,083.00
ENGINEERING, PLATTING & STAKING (10%)				$ 101,196.98
MISCELLANEOUS ITEMS (2.5%)				$ 25,299.24
TOTAL				**$ 1,138,465.97**
			BUDGET	**$ 1,037,268.99**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 39.35	L.F.	6521	$ 256,601.35
8" P.V.C. PIPE (SDR-26)	$ 53.25		734	$ 39,085.50
END AND PLUG 8' SEWER	$ 75.00		1	$ 75.00
4' DIAMETER MANHOLE	$ 5,175.00	EA.	27	$ 139,725.00
MANHOLE I & I BARRIERS	$ 420.00	EA.	31	$ 13,020.00
4' DIAMETER MANHOLE OVER EX. LINE W/ CONC PVMT REPLAC	$ 5,950.00	EA.	5	$ 29,750.00
DROP CONNECT TO EXISTING MANHOLE	$ 10,500.00		1	$ 10,500.00
CONNECT TO EXISTING MH	$ 2,200.00	EA.	2	$ 4,400.00
ADJUST MH RIM ELEVATION	$ 550.00		1	$ 550.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 550.00	EA.	4	$ 2,200.00
16" STEEL ENCASEMENT PIPE BY OPEN CUT	$ 227.00	EA.	161	$ 36,547.00
16" BY BORE	$ 468.00		137	$ 64,116.00
REMOVE MANHOLE & 159 LF PIPE	$ 800.00	LS.	1	$ 800.00
REMOVE EX 8" SEWER	$ 18.00		43	$ 774.00
REMOVE EX 6" SEWER	$ 18.00		116	$ 2,088.00
REMOVE 4" SERVICE LINE & PLUG	$ 575.00	LS.	2	$ 1,150.00
4" SERVICE LINES	$ 945.00	EA.	127	$ 120,015.00
LOCATE & EXTEND 4" SERVICE LINES	$ 660.00	EA.	5	$ 3,300.00
4" SERVICE LINES (ON EX. 10" PVC)	$ 1,150.00	EA.	5	$ 5,750.00
4" SERVICE OFF 8" ALYSHEBA	$ 1,255.00		1	$ 1,255.00
4' SERVICE OFF 12"	$ 1,200.00		11	$ 13,200.00
4' SERVICE OFF 15"	$ 1,400.00		2	$ 2,800.00
4" SERVICE LINES ON EX. 8" PVC W/ CONC PVMT REPLACEMEN	$ 3,400.00	EA.	2	$ 6,800.00
REMOVE AND REPLACE CONCRETE	$ 175.00		37	$ 6,475.00
TRAFFIC CONTROL	$ 1,500.00		2	$ 3,000.00
LOCATE/VERIFY EX. SERVICE LINE	$ -	EA.	0	$ -
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 120.00	L.F.	36	$ 4,320.00
TRENCH SAFETY	$ 0.10	L.F.	7255	$ 725.50
TESTING & T.V. INSPECTION	$ 1.70	L.F.	7255	$ 12,333.50
ENGINEERING, PLATTING & STAKING (10%)				$ 78,135.59
MISCELLANEOUS ITEMS (2.5%)				$ 19,533.90
TOTAL				**$ 879,025.33**
			BUDGET	**$ 800,889.75**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 63.75	L.F.	436	$ 27,795.00
18" R.C.P. GASKET	$ 72.00	L.F.	80	$ 5,760.00
21" R.C.P.	$ 69.50	L.F.	293	$ 20,363.50
21" R.C.P. GASKET	$ 81.50	L.F.	84	$ 6,846.00
24" R.C.P.	$ 79.50	L.F.	1393	$ 110,743.50
24" R.C.P. GASKET	$ 64.00	L.F.	64	$ 4,096.00
30" R.C.P.	$ 98.00	L.F.	752	$ 73,696.00
30" R.C.P. GASKET	$ 108.00	L.F.	283	$ 30,564.00
36" R.C.P. GASKET	$ 152.50	L.F.	379	$ 57,797.50
42" R.C.P. GASKET	$ 193.00	L.F.	66	$ 12,738.00
10' CURB INLET	$ 5,350.00	EA.	20	$ 107,000.00
10' CURB INLET W/ DEBRIS SEPERATOR	$ 13,950.00	EA.	3	$ 41,850.00
15' CURB INLET	$ 7,050.00	EA.	9	$ 63,450.00
15' CURB INLET W/ DEBRIS SEPERATOR	$ 19,550.00	EA.	1	$ 19,550.00
4'x4' STORM SEWER MANHOLE	$ 6,750.00	EA.	8	$ 54,000.00
5' X 5' MH	$ 9,425.00	EA.	1	$ 9,425.00
21" TXDOT HDWL (CH-FW-0)	$ 8,300.00	EA.	1	$ 8,300.00
30" TXDOT HDWL (SETP-PD)	$ 4,500.00	EA.	2	$ 9,000.00
36" TXDOT HDWL (SETP-PD)	$ 6,050.00	EA.	1	$ 6,050.00
42" TXDOT HDWL	$ 6,500.00	EA.	1	$ 6,500.00
GROUTED ROCK RIP RAP W/ FILTER FABRIC	$ 45.00	SY	30	$ 1,350.00
5' X 10' GABION BASKET 12"	$ 2,825.00		1	$ 2,825.00
10' X 10' GABION BASKET 12"	$ 5,050.00		2	$ 10,100.00
DEBRIS SEPERATOR MAIN LINE	$ 39,800.00		5	$ 199,000.00
PUMP DOWN PONDS	$ 2,450.00		2	$ 4,900.00
REMOVE EXISTING DROP INLET	$ 550.00		1	$ 550.00
REMOVE HEADWALL & CONN TO EXISTING	$ 650.00	EA.	2	$ 1,300.00
REMOVE PLUG & CONNECT TO EX. RCP	$ 525.00		6	$ 3,150.00
TRENCH SAFETY	$ 0.10	L.F.	3830	$ 383.00
TV INSPECTION	$ 1.50	L.F.	3830	$ 5,745.00
ENGINEERING, PLATTING & STAKING (10%)				$ 90,482.75
MISCELLANEOUS ITEMS (2.5%)				$ 22,620.69
TOTAL				**$ 1,017,930.94**
			BUDGET	**$ 1,081,198.19**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
DETENTION POND & OUTFALL	$ 150,000.00	L.S.	1	$ 150,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 15,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,750.00
TOTAL				**$ 168,750.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.95	S.Y.	46,961	$ 185,495.95
HYDRATED LIME (36 LBS/SY)	$ 230.00	TON	845	$ 194,396.00
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 53.10	S.Y.	23,746	$ 1,260,912.60
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 53.10	S.Y.	18,219	$ 967,428.90
6" CONCRETE CURB & GUTTER	$ 31.00	L.F.	148	$ 4,588.00
STREET HEADER	$ 25.00	L.F.	30	$ 750.00
END OF ROAD BARRICADE	$ 38.00	L.F.	30	$ 1,140.00
REMOVE END OF ROAD BARRICADE	$ 600.00	L.F.	5	$ 3,000.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	540	$ 13,500.00
SAWCUT AND REMOVE EXISTING PAVEMENT	$ 13.00		592	$ 7,696.00
6' SIDEWALK	$ 45.00	L.F.	7,563	$ 340,335.00
5' SIDEWALK	$ 37.50	L.F.	1,973	$ 73,987.50
8' SIDEWALK	$ 72.00	L.F.	88	$ 6,336.00
BARRIER FREE RAMPS	$ 2,800.00	EA.	25	$ 70,000.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,110.00	EA.	10	$ 11,100.00
STREET NAME BLADE	$ 355.00	EA.	38	$ 13,490.00
ENGINEERING, PLATTING & STAKING (10%)				$ 315,415.60
MISCELLANEOUS ITEMS (2.5%)				$ 78,853.90
TOTAL				**$ 3,548,425.44**
			BUDGET	**$ 3,233,009.85**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 240,092.36	L.S.	1	$ 240,092.36
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	171	$ 42,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 320,612.36**

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

Prepared: 9/26/2023 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$0	$0	$0
EXCAVATION (DIRECT)	$325,946	$1,177	$3,155
EXCAVATION (MAJOR IMPROVEMENTS)	$142,097	$512.99	$1,375.58
RETAINING WALL (MAJOR IMPROVEMENTS)	$450,000	$1,624.55	$4,356.24
WATER (DIRECT)	$1,559,651	$5,631	$15,098
WATER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
SANITARY SEWER (DIRECT)	$1,570,362	$5,669	$15,202
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
STORM SEWER (DIRECT)	$1,457,389	$5,261	$14,108
STORM SEWER (DIRECT)	$168,750	$609.21	$1,633.59
PAVING (DIRECT)	$3,326,530	$12,009	$32,203
PAVING (MAJOR IMPROVEMENTS)	$869,931	$3,140.55	$8,421.40
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$906,031	$3,271	$8,771
GRAND TOTAL	**$10,776,687**	**$38,905**	**$104,324**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

Prepared: 9/26/2023 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,000.00	ACRE	15.6	$ 31,200.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	7	$ 14,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.65	C.Y.	66,666	$ 176,664.90
SURCHARGE - HAUL TO STOCKPILE	$ 2.45	C.Y.	27,700	$ 67,865.00
ENGINEERING, PLATTING & STAKING (10%)				$ 28,972.99
MISCELLANEOUS ITEMS (2.5%)				$ 7,243.25
TOTAL				**$ 325,946.14**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	1.5	$ 877.50
POND EXCAVATION	$ 2.65	C.Y.	23,720	$ 62,858.00
SURCHARGE - HAUL TO STOCKPILE	$ 2.45	C.Y.	25,540	$ 62,573.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,630.85
MISCELLANEOUS ITEMS (2.5%)				$ 3,157.71
TOTAL				**$ 142,097.06**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 400,000.00	LS.	1	$ 400,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 40,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 10,000.00
TOTAL				**$ 450,000.00**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 53.50	L.F.	12057	$ 645,049.50
6" GATE VALVE & BOX	$ 1,700.00	EA.	23	$ 39,100.00
8" GATE VALVE & BOX	$ 2,450.00	EA.	35	$ 85,750.00
FIRE HYDRANT ASSEMBLY W/ 6" LEAD	$ 6,000.00	EA.	23	$ 138,000.00
2" AUTOMATIC FLUSHING VALVE & BOX	$ 12,000.00	EA.	4	$ 48,000.00
REMOVE PLUG & CONNECT TO EX. 8" WATER	$ 500.00	EA.	9	$ 4,500.00
MISCELLANEOUS FITTINGS	$ 5,000.00	TON	6.90	$ 34,500.00
10" X 8" TAPPING SLEEVE	$ 7,500.00	EA.	1	$ 7,500.00
12" x 8" TAPPING SLEEVE	$ 15,000.00	EA.	2	$ 30,000.00
2" IRRIGATION SERVICE	$ -	EA.	2	$ -
1" DOMESTIC SERVICE	$ 1,150.00	EA.	228	$ 262,200.00
1" DOMESTIC SERVICE ON EX. LINE	$ 1,350.00	EA.	30	$ 40,500.00
REMOVE 1" DOMESTIC WATER SERVICE	$ 150.00	LF.	240	$ 36,000.00
REMOVE 8" WATERLINE	$ 100.00	LF.	7	$ 700.00
TRACER WIRE TEST STATIONS	$ 100.00	EA.	25.0	$ 2,500.00
TESTING & CHLORINATION	$ 1.00	L.F.	12057	$ 12,057.00
ENGINEERING, PLATTING & STAKING (10%)				$ 138,635.65
MISCELLANEOUS ITEMS (2.5%)				$ 34,658.91
TOTAL				**$ 1,559,651.06**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

Prepared: 9/26/2023 *Revised:*

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. (SDR-35)	$ 45.00	L.F.	10343	$ 465,435.00
8" P.V.C. (SDR-26)	$ 55.00	L.F.	1058	$ 58,190.00
4' DIAMETER MANHOLE	$ 7,000.00	EA.	45	$ 315,000.00
5' DIA DROP MANHOLE	$ 12,000.00	EA.	5	$ 60,000.00
BUILD 4' DIA MANHOLE OVER EX. 8" SANITARY SEWER LINE	$ 8,000.00	EA.	2	$ 16,000.00
BUILD 5' DIA MANHOLE OVER EX. 8" SANITARY SEWER LINE	$ 15,000.00	EA.	1	$ 15,000.00
8" CLEAN-OUT	$ 5,000.00	EA.	10	$ 50,000.00
REMOVE PLUG & CONNECT TO EXISTING MANHOLE	$ 2,000.00	EA.	1	$ 2,000.00
REMOVE PLUG & CONNECT TO EXISTING SEWER LINE	$ 1,000.00	EA.	4	$ 4,000.00
4" SANITARY SEWER SERVICE	$ 1,200.00	EA.	215	$ 258,000.00
4" SANITARY SEWER SERVICE ON EXIST. LINE	$ 15,000.00	EA.	7	$ 105,000.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 80.00	L.F.	45	$ 3,600.00
MANHOLE I & I BARRIERS	$ 400.00	EA.	45	$ 18,000.00
TRENCH SAFETY	$ 0.25	L.F.	11401	$ 2,850.25
TESTING & T.V. INSPECTION	$ 2.00	L.F.	11401	$ 22,802.00
ENGINEERING, PLATTING & STAKING (10%)				$ 139,587.73
MISCELLANEOUS ITEMS (2.5%)				$ 34,896.93
TOTAL				**$ 1,570,361.91**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

Prepared: 9/26/2023 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 73.00	L.F.	1163	$ 84,899
21" R.C.P.	$ 79.50	L.F.	1814	$ 144,213
24" R.C.P.	$ 92.00	L.F.	563	$ 51,796
27" R.C.P.	$ 105.00	L.F.	827	$ 86,835
30" R.C.P.	$ 118.00	L.F.	283	$ 33,394
33" R.C.P.	$ 134.00	L.F.	102	$ 13,668
36" R.C.P.	$ 150.00	L.F.	527	$ 79,050
42" R.C.P.	$ 182.00	L.F.	1071	$ 194,922
48" R.C.P.	$ 214.00	L.F.	267	$ 57,138
54" R.C.P.	$ 246.00	L.F.	50	$ 12,300
10' CURB INLET	$ 6,975.00	EA.	30	$ 209,250
15' CURB INLET	$ 8,500.00	EA.	1	$ 8,500
10' RECESSED CURB INLET	$ 7,500.00	EA	1	$ 7,500
15' RECESSED CURB INLET	$ 9,500.00	EA	1	$ 9,500
4'x4' JUNCTION BOX	$ 8,500.00	EA.	5	$ 42,500
5' X 5' JUNCTION BOX	$ 9,750.00	EA.	1	$ 9,750
6' X 6' JUNCTION BOX	$ 11,000.00	EA.	2	$ 22,000
DEBRIS SEPARATOR	$ 41,900.00	EA.	3	$ 125,700
10' CURB INLET WITH DEBRIS SEPARATOR	$ 15,000.00	EA	4	$ 60,000
21" TXDOT SETP-PD HEADWALL (NO PIPE RUNNERS)	$ 3,000.00	EA	3	$ 9,000
24" TXDOT SETP-PD HEADWALL (NO PIPE RUNNERS)	$ 3,125.00	EA	1	$ 3,125
27" TXDOT SETP-PD HEADWALL (NO PIPE RUNNERS)	$ 3,250.00	EA	1	$ 3,250
48" TXDOT SETP-PD HEADWALL (NO PIPE RUNNERS)	$ 4,000.00	EA	1	$ 4,000
54" TXDOT HDWL (SETP-PD)	$ 4,500.00	EA.	1	$ 4,500
CONNECT TO EXISTING PIPE	$ 1,000.00	EA	1	$ 1,000
REMOVE EXISTING 21" HEADWALL & 15 LF OF EXIST. 21" RCP	$ 1,500.00	EA.	1	$ 1,500
REMOVE EXISTING 36" HEADWALL	$ 1,500.00	EA	1	$ 1,500
REMOVE EXISTING 42" HEADWALL	$ 1,500.00	EA	1	$ 1,500
REMOVE EXISTING 5' X 5' WYE INLET	$ 1,500.00	EA	1	$ 1,500
TRENCH SAFETY	$ 0.25	L.F.	6667	$ 1,667
TV INSPECTION	$ 1.50	L.F.	6667	$ 10,001
ENGINEERING, PLATTING & STAKING (10%)				$ 129,546
MISCELLANEOUS ITEMS (2.5%)				$ 32,386
TOTAL				**$ 1,457,389**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
DETENTION POND & OUTFALL	$ 150,000.00	L.S.	1	$ 150,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 15,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,750.00
TOTAL				**$ 168,750.00**

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 277 *Total Acres: 103.3*

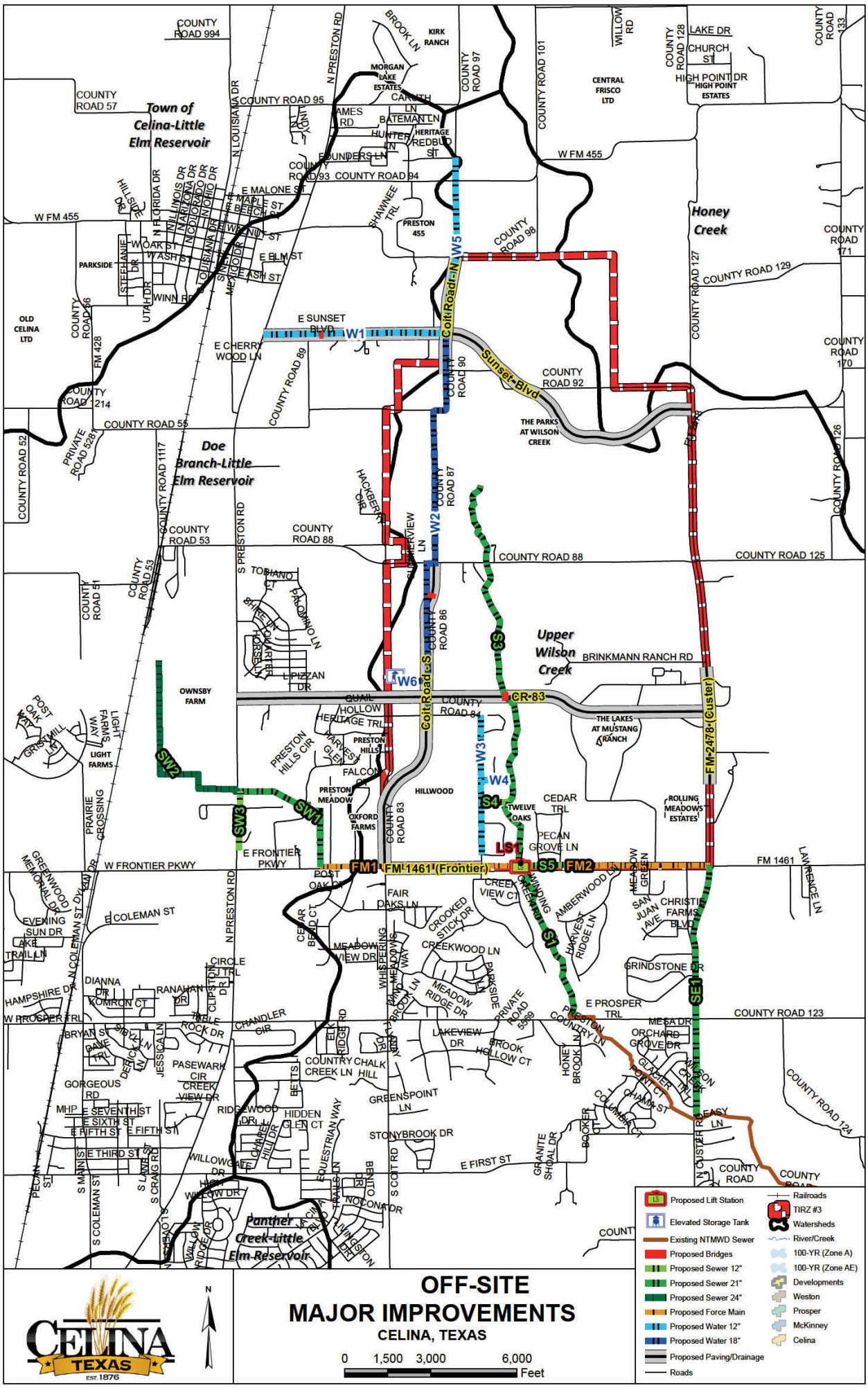
Prepared: 9/26/2023 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 4.00	S.Y.	50,443	$ 201,772.00
HYDRATED LIME (36 LBS/SY)	$ 335.00	TON	907	$ 303,845.00
7" REINF. CONCRETE STREET PAVEMENT (24' F-F)	$ 51.00	S.Y.	5,020	$ 256,020.00
7" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 51.00	S.Y.	34,280	$ 1,748,280.00
REMOVE ROAD BARRICADE	$ 800.00	EA.	4	$ 3,200.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	412	$ 10,300.00
BARRIER FREE RAMPS	$ 3,000.00	EA.	27	$ 81,000.00
5' SIDEWALK	$ 7.70	S.F.	32,305	$ 248,748.50
6' SIDEWALK	$ 7.70	S.F.	2,850	$ 21,945.00
REMOVE EXISTING 6' SIDEWALK	$ 5.00	L.F.	186	$ 930.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,900.00	EA.	16	$ 30,400.00
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 500.00	EA.	51	$ 25,500.00
NO OUTLET PLACARD	$ 275.00	EA.	9	$ 2,475.00
4" WHITE PAVEMENT MARKING	$ 20.00	L.F.	1,050	$ 21,000.00
PAVEMENT MARKING (LEFT TURN ARROW)	$ 750.00	EA.	1	$ 750.00
PAVEMENT MARKING (ONLY)	$ 750.00	EA.	1	$ 750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 295,691.55
MISCELLANEOUS ITEMS (2.5%)				$ 73,922.89
TOTAL				**$ 3,326,529.94**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 74.00	S.Y.	4,687	$ 346,838.00
HYDRATED LIME (36 LBS/SY)	$ 335.00	TON	85	$ 28,475.00
9" REINF. CONCRETE STREET PAVEMENT (25' B-B)	$ 75.00	S.Y.	4,040	$ 303,000.00
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 285.00	S.Y.	77	$ 21,945.00
INSTALL CURB AND GUTTER	$ 30.00	L.F.	218	$ 6,540.00
REMOVE ROAD BARRICADE	$ 800.00	EA.	1	$ 800.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	461	$ 11,525.00
SAWCUT & REMOVE EXISTING PAVEMENT	$ 3.00	S.F.	7,683	$ 23,049.00
BARRIER FREE RAMPS	$ 3,000.00	EA.	2	$ 6,000.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,900.00	EA.	1	$ 1,900.00
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 500.00	EA.	2	$ 1,000.00
4" WHITE PAVEMENT MARKING	$ 20.00	L.F.	1,050	$ 21,000.00
PAVEMENT MARKING (LEFT TURN ARROW AND ONLY)	$ 1,200.00	EA.	1	$ 1,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 77,327.20
MISCELLANEOUS ITEMS (2.5%)				$ 19,331.80
TOTAL				**$ 869,931.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 318,315.14	L.S.	1	$ 318,315.14
CONSTRUCTION MANAGEMENT	$ 438,695.85		1	$ 438,695.85
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
PID CREATION	$ 50,000.00		1	$ 50,000.00
MATERIAL TESTING	$ 250.00	LOT.	277	$ 69,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 906,030.99**

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS


OFF-SITE
MAJOR IMPROVEMENTS
CELINA, TEXAS
0 1,500 3,000 6,000
Feet
Proposed Lift Station
Elevated Storage Tank
Existing NTMWD Sewer
Proposed Bridges
Proposed Sewer 12"
Proposed Sewer 21"
Proposed Sewer 24"
Proposed Force Main
Proposed Water 12"
Proposed Water 18"
Proposed Paving/Drainage
Roads
Railroads
TIRZ #3
Watersheds
River/Creek
100-YR (Zone A)
100-YR (Zone AE)
Developments
Weston
Prosper
McKinney
Celina
CELINA
TEXAS
EST. 1876
N
Town of Celina-Little Elm Reservoir
Doe Branch-Little Elm Reservoir
Upper Wilson Creek
Honey Creek
Panther Creek-Little Elm Reservoir
Coit Road-N
Coit Road-S
Sunset Blvd
FM 2478 (Custer)
FM 1461 (Frontier)
W1
W2
W3
W4
W5
W6
S1
S3
S4
S5
SE1
SW1
SW2
SW3
LS1
CR-83
FM1
FM2
W FM 455
COUNTY ROAD 55
COUNTY ROAD 88
COUNTY ROAD 125
COUNTY ROAD 123
COUNTY ROAD 124
COUNTY ROAD 129
COUNTY ROAD 84
COUNTY ROAD 86
COUNTY ROAD 87
COUNTY ROAD 90
COUNTY ROAD 92
COUNTY ROAD 93
COUNTY ROAD 94
COUNTY ROAD 95
COUNTY ROAD 97
COUNTY ROAD 98
COUNTY ROAD 101
COUNTY ROAD 1117
COUNTY ROAD 1214
COUNTY ROAD 994
COUNTY ROAD 57
COUNTY ROAD 53
COUNTY ROAD 51
COUNTY ROAD 52
COUNTY ROAD 66
COUNTY ROAD 89
COUNTY ROAD 83
COUNTY ROAD 127
COUNTY ROAD 126
COUNTY ROAD 128
COUNTY ROAD 133
COUNTY ROAD 171
COUNTY ROAD 170
W FRONTIER PKWY
E FRONTIER PKWY
E SUNSET BLVD
E CHERRY WOOD LN
E MALONE ST
E ELM ST
E ASH ST
E FIRST ST
E PROSPER TRL
E COLEMAN ST
BRINKMANN RANCH RD
PRESTON 455
PARKSIDE
OLD CELINA LTD
OWNSBY FARM
LIGHT FARMS
PRESTON HILLS
PRESTON MEADOW
OXFORD FARMS
HILLWOOD
TWELVE OAKS
THE PARKS AT WILSON CREEK
THE LAKES AT MUSTANG RANCH
ROLLING MEADOWS ESTATES
CENTRAL FRISCO LTD
KIRK RANCH
MORGAN LAKE ESTATES
HIGH POINT ESTATES
LAKE DR
CHURCH ST
HIGH POINT DR
PRIVATE ROAD 5281
PRIVATE ROAD 5269
FM 428
N PRESTON RD
S PRESTON RD
N LOUISIANA DR
S COLEMAN ST
N COLEMAN ST
S COIT RD
N CUSTER RD
S CUSTER RD
N CUSTER RD
LAWRENCE LN
CHRISTIE FARMS BLVD
GRINDSTONE DR
MESA DR
ORCHARD GROVE DR
GLACIER POINT CT
CHAMA ST
COLUMBIA CT
EASY LN
BOOKER CT
GRANITE SHOAL DR
STONYBROOK DR
GREENSPOINT LN
CHALK HILL
COUNTRY CREEK LN
LAKEVIEW DR
BROOK HOLLOW CT
PRESTON COUNTRY LN
HONEY BROOK LN
CREEKWOOD LN
MEADOW RIDGE DR
PARKSIDE LN
CROOKED STICK DR
FAIR OAKS LN
CEDAR TRL
PECAN GROVE LN
AMBERWOOD LN
HARVEST RIDGE LN
MEADOW GREEN
SAN JUAN AVE
CREEK VIEW CT
WINDING CREEK RD
POST OAK CT
CEDAR BEND CT
MEADOW VIEW DR
WHISPERING MEADOWS WAY
CHANDLER CIR
ELK RIDGE RD
CIRCLE TRL
CLIPSTON DR
RANAHAN DR
DIANNA DR
KOMRON CT
HAMPSHIRE DR
W PROSPER TRL
BRYAN ST
SIBYL LN
DAVE TRL
DERICK LN
JESSICA LN
PASEWARK CIR
CREEK VIEW DR
GORGEOUS RD
MHP
E SEVENTH ST
E SIXTH ST
E FIFTH ST
E THIRD ST
RIDGEWOOD DR
HIDDEN GLEN CT
CHAPEL HILL DR
EQUESTRIAN WAY
WILLOWGATE DR
HIGH WILLOW DR
WILLOW RIDGE DR
JACINA BLVD
LIVINGSTON DR
NOCONA DR
BENITO DR
TRAILS LN
PECAN ST
S MAIN ST
S LAKE ST
S CRAIG RD
S COLEMAN ST
N COLEMAN ST
N PRESTON RD
S PRESTON RD
N LOUISIANA DR
N FLORIDA DR
N ILLINOIS DR
N ARIZONA DR
N COLORADO DR
N OHIO DR
N LOUISIANA DR
N MEXICO DR
HILLSIDE DR
STEPHANIE DR
UTAH DR
WINN RD
E MAPLE ST
E BEECH ST
E WALNUT ST
W OAK ST
W ASH ST
E ASH ST
SHAWNEE TRL
HERITAGE
BATEMAN LN
HUNTER LN
FOUNDERS LN
CARUTH LN
JAMES RD
BROOK LN
WILLOW RD
HACKBERRY CIR
SUMMERVIEW LN
TOBIANO CT
PALOMINO LN
SHIRE LN
QUARTER HORSE LN
L PIZZAN DR
QUAIL HOLLOW
HERITAGE TRL
HARVEST GLEN
FALCON CT
PRESTON HILLS CIR
POST OAK WAY
GRISTMILL LN
LIGHT FARMS WAY
PRAIRIE CROSSING
GREENWOOD MEMORIAL DR
EVENING SUN DR
LAKE TRAIL LN
DYLAN DR
HAMPSHIRE DR
KOMRON CT
RANAHAN DR
CIRCLE TRL
CLIPSTON DR
TABLE ROCK DR
CHANDLER CIR
BRYAN ST
SIBYL LN
DAVE TRL
DERICK LN
JESSICA LN
PASEWARK CIR
CREEK VIEW DR
GORGEOUS RD
MHP
E SEVENTH ST
E SIXTH ST
E FIFTH ST
E THIRD ST
RIDGEWOOD DR
HIDDEN GLEN CT
CHAPEL HILL DR
EQUESTRIAN WAY
WILLOWGATE DR
HIGH WILLOW DR
WILLOW RIDGE DR
JACINA BLVD
LIVINGSTON DR
NOCONA DR
BENITO DR
TRAILS LN
PECAN ST
S MAIN ST
S LAKE ST
S CRAIG RD
S COLEMAN ST
N COLEMAN ST
N PRESTON RD
S COIT RD
N CUSTER RD
S CUSTER RD
N CUSTER RD
LAWRENCE LN
CHRISTIE FARMS BLVD
GRINDSTONE DR
MESA DR
ORCHARD GROVE DR
GLACIER POINT CT
CHAMA ST
COLUMBIA CT
EASY LN
BOOKER CT
GRANITE SHOAL DR
STONYBROOK DR
GREENSPOINT LN
CHALK HILL
COUNTRY CREEK LN
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BROOK HOLLOW CT
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FAIR OAKS LN
CEDAR TRL
PECAN GROVE LN
AMBERWOOD LN
HARVEST RIDGE LN
MEADOW GREEN
SAN JUAN AVE
CREEK VIEW CT
WINDING CREEK RD
POST OAK CT
CEDAR BEND CT
MEADOW VIEW DR
WHISPERING MEADOWS WAY
CHANDLER CIR
ELK RIDGE RD
BETTS LN
E FIRST ST
E PROSPER TRL
E COLEMAN ST
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PARKSIDE
OLD CELINA LTD
OWNSBY FARM
LIGHT FARMS
PRESTON HILLS
PRESTON MEADOW
OXFORD FARMS
HILLWOOD
TWELVE OAKS
THE PARKS AT WILSON CREEK
THE LAKES AT MUSTANG RANCH
ROLLING MEADOWS ESTATES
CENTRAL FRISCO LTD
KIRK RANCH
MORGAN LAKE ESTATES
HIGH POINT ESTATES
LAKE DR
CHURCH ST
HIGH POINT DR
PRIVATE ROAD 5269
PRIVATE ROAD 5281
FM 428
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Proposed Lift Station
Elevated Storage Tank
Existing NTMWD Sewer
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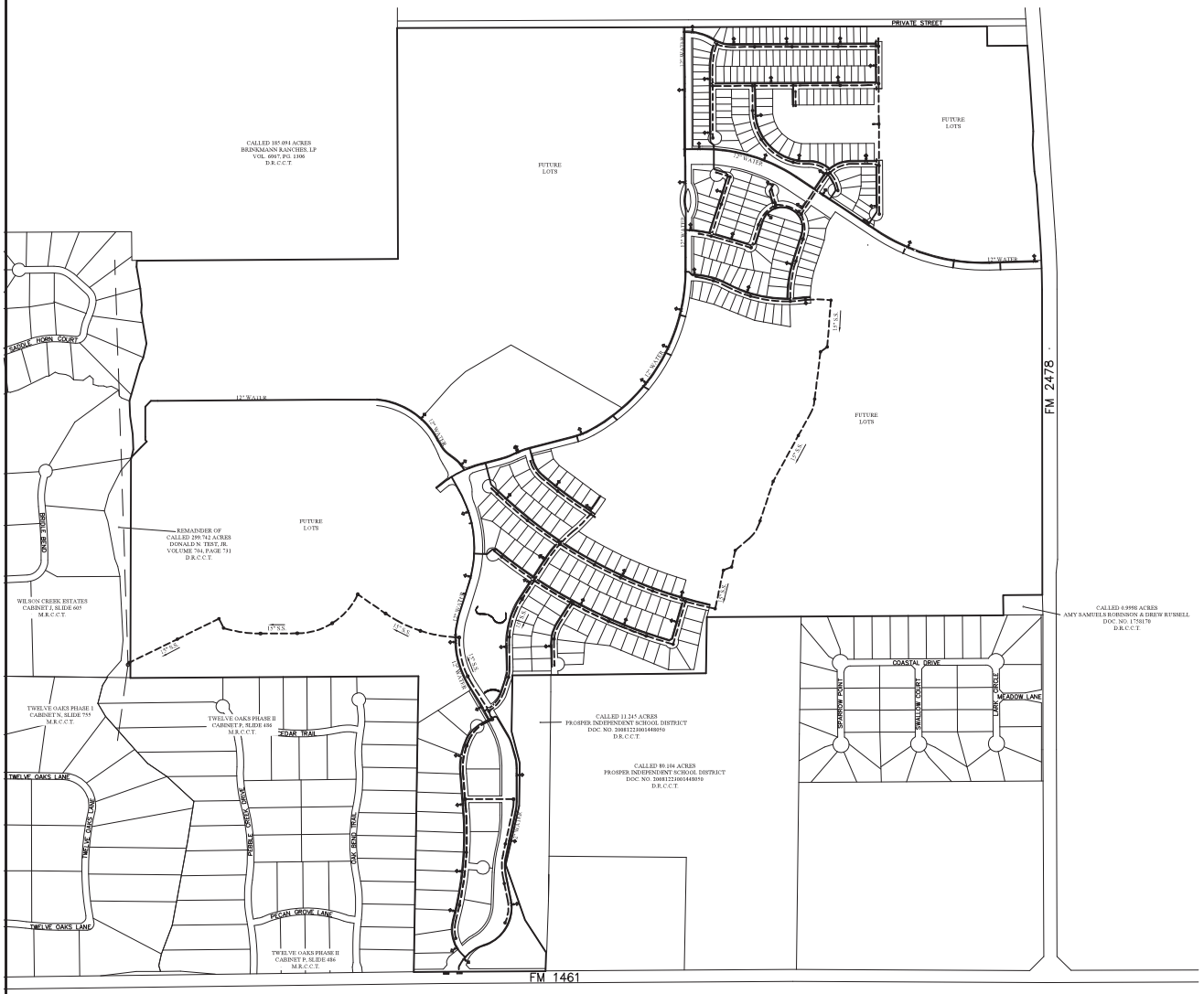
Proposed Water 12"
Proposed Water 18"
Proposed Paving/Drainage
Roads
Railroads
TIRZ #3
Watersheds
River/Creek
100-YR (Zone A)
100-YR (Zone AE)
Developments
Weston
Prosper
McKinney
Celina



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

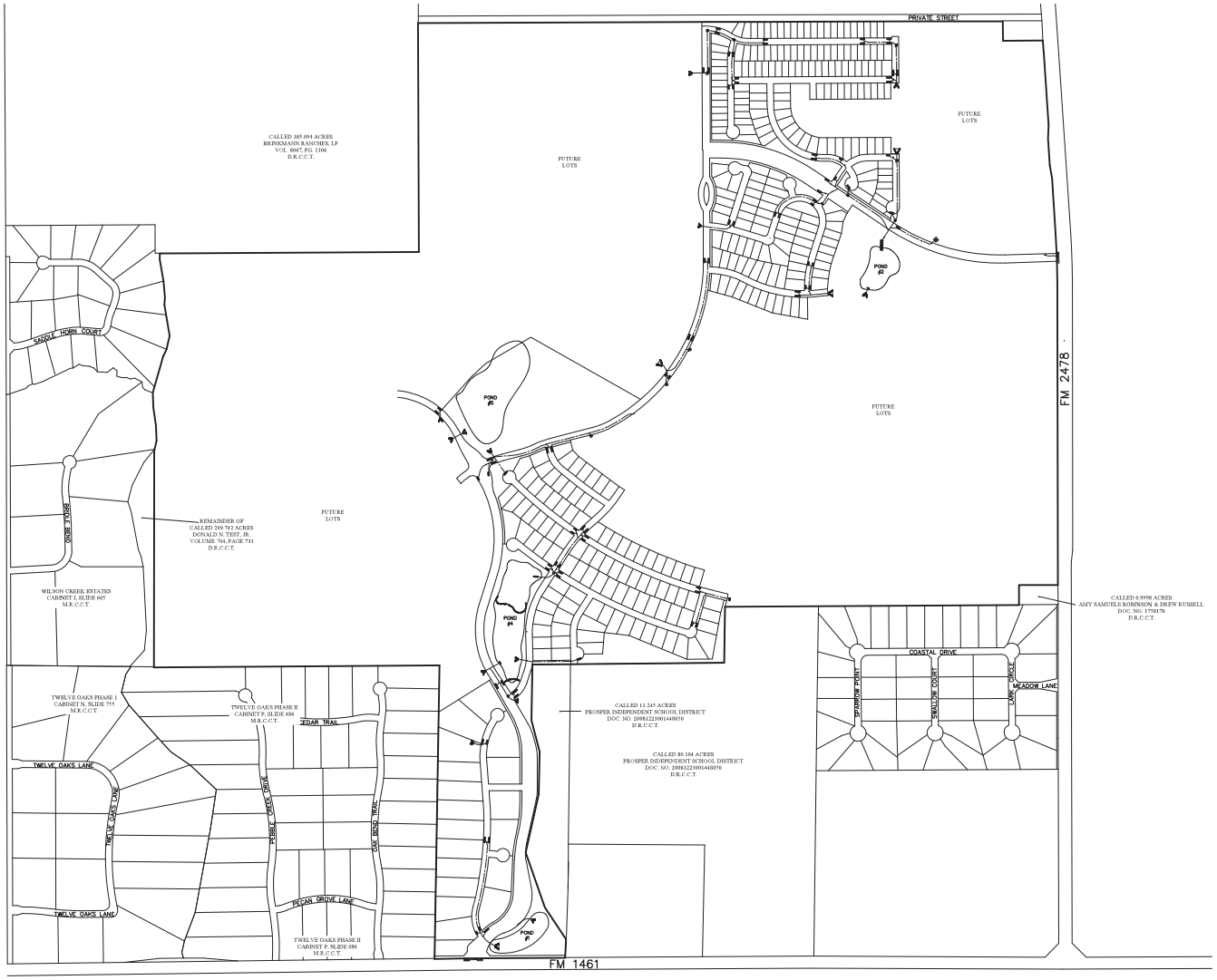
PROPOSED SANITARY SEWER MANHOLE	⊙
PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)	– –
PROPOSED FIRE HYDRANT	
PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)	—

WATER & SANITARY SEWER EXHIBIT

LAKES AT MUSTANG RANCH
PHASE I

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

V:\0502\0502-01\WS-EXHIBIT 2014-10-16.dwg, PH1 WATER & SEWER, 10/2/2014 3:48:19 PM, aragon, Dowdey, Anderson & Associates, Inc., JWC



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

PROPOSED HEADWALL

STORM SEWER & DETENTION EXHIBIT

LAKES AT MUSTANG RANCH
PHASE I

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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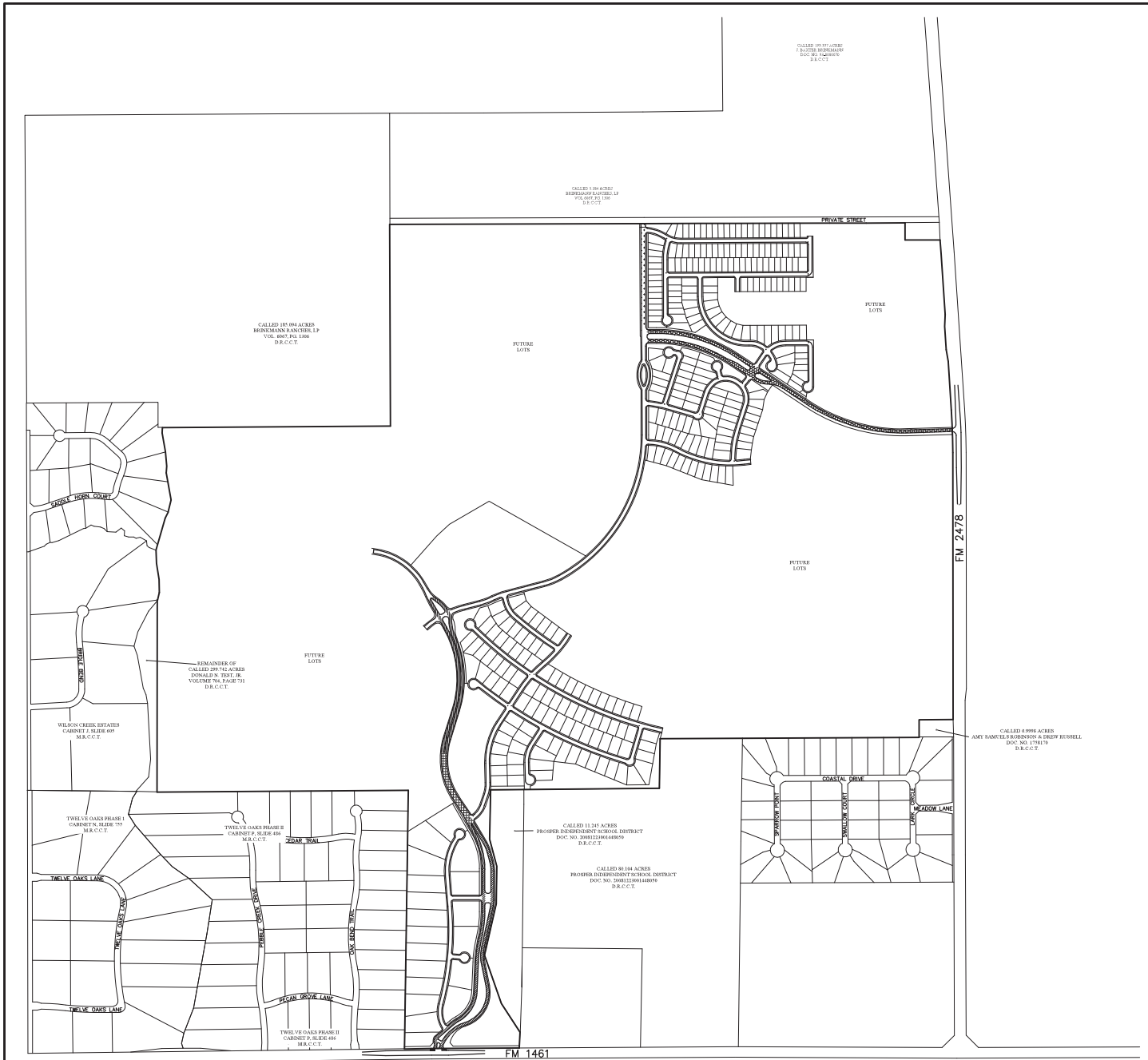

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

45' B-B
37' B-B
2-25' B-B
2-23' B-B

ALL OTHER STREETS SHALL BE 31' B-B.

PAVING EXHIBIT

LAKES AT MUSTANG RANCH
PHASE I

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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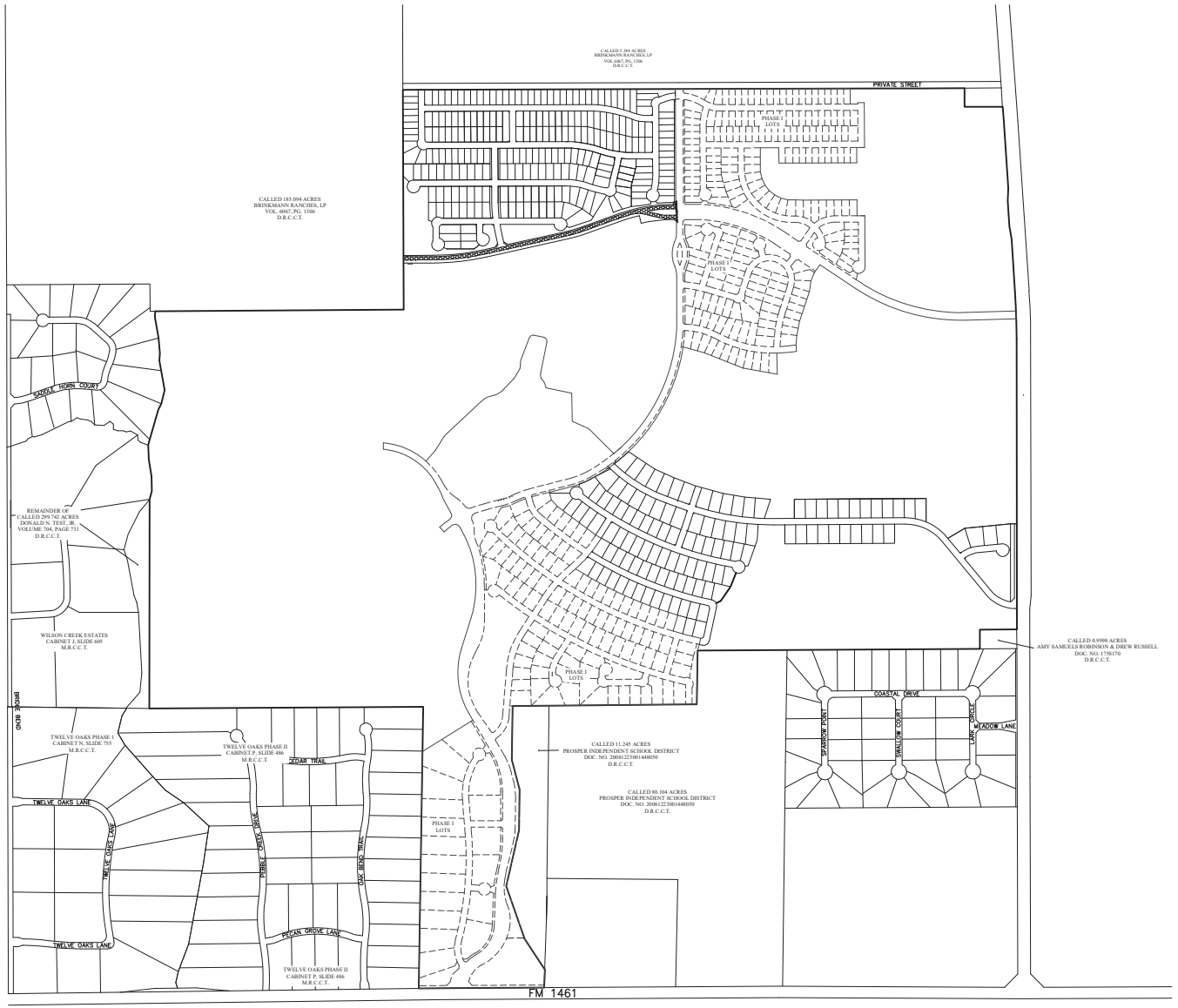

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

2-25' B-B

ALL OTHER STREETS
SHALL BE 31' B-B.

PAVING EXHIBIT

MUSTANG LAKES
PHASE TWO

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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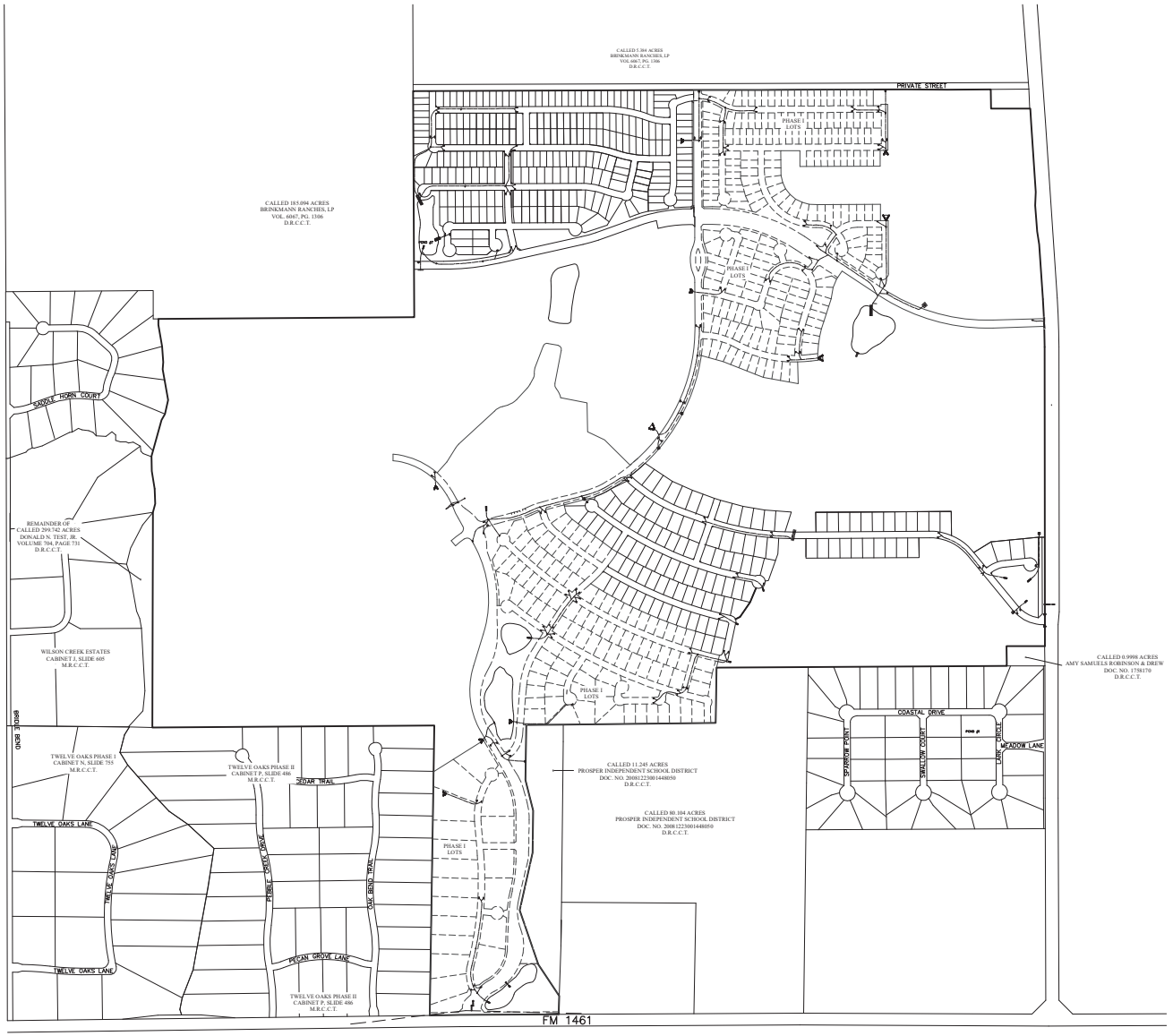

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

PH 1 STORM SEWER MAIN

PROPOSED HEADWALL

STORM SEWER & DETENTION EXHIBIT

MUSTANG LAKES
PHASE TWO

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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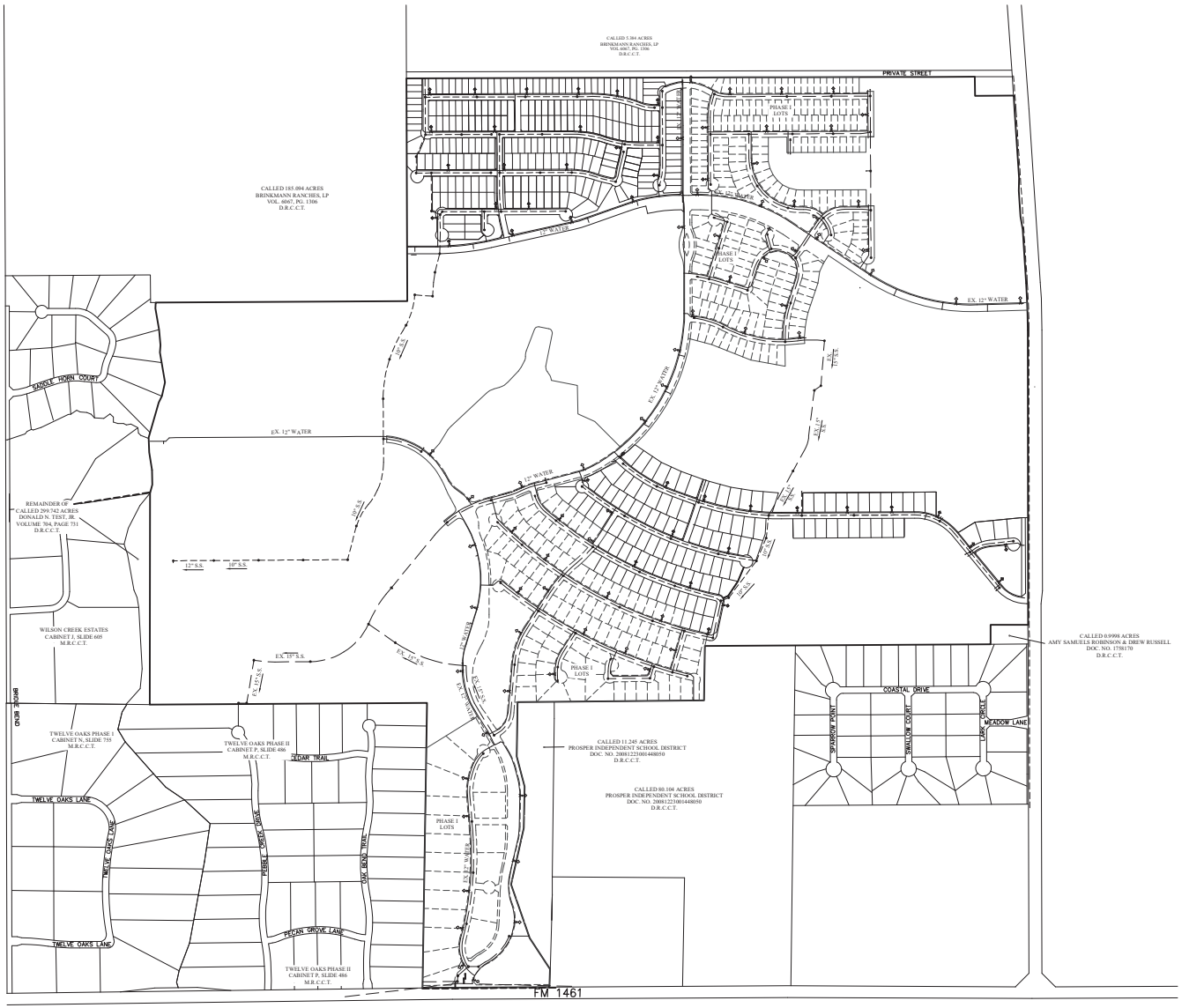

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PHASE ONE 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- PROPOSED FIRE HYDRANT
- PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)
- PHASE ONE 8" WATER MAIN (UNLESS NOTED OTHERWISE)

WATER & SANITARY SEWER EXHIBIT

MUSTANG LAKES PHASE TWO

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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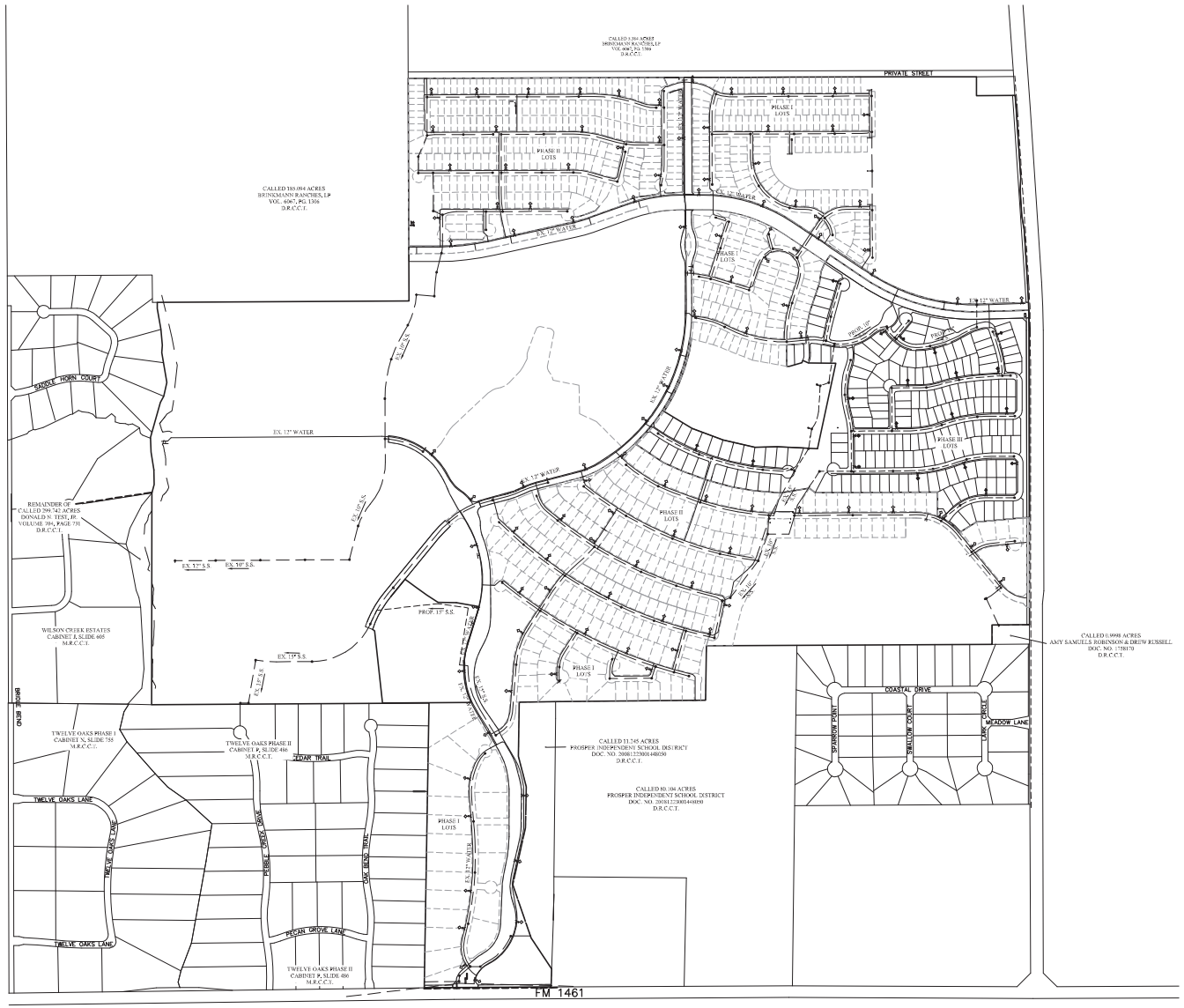

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED SANITARY SEWER MANHOLE	
PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)	
EXISTING 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)	
EXISTING 8" WATER MAIN (UNLESS NOTED OTHERWISE)	

WATER & SANITARY SEWER EXHIBIT

MUSTANG LAKES PHASE THREE B

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DOWDEY, ANDERSON & ASSOCIATES, INC.

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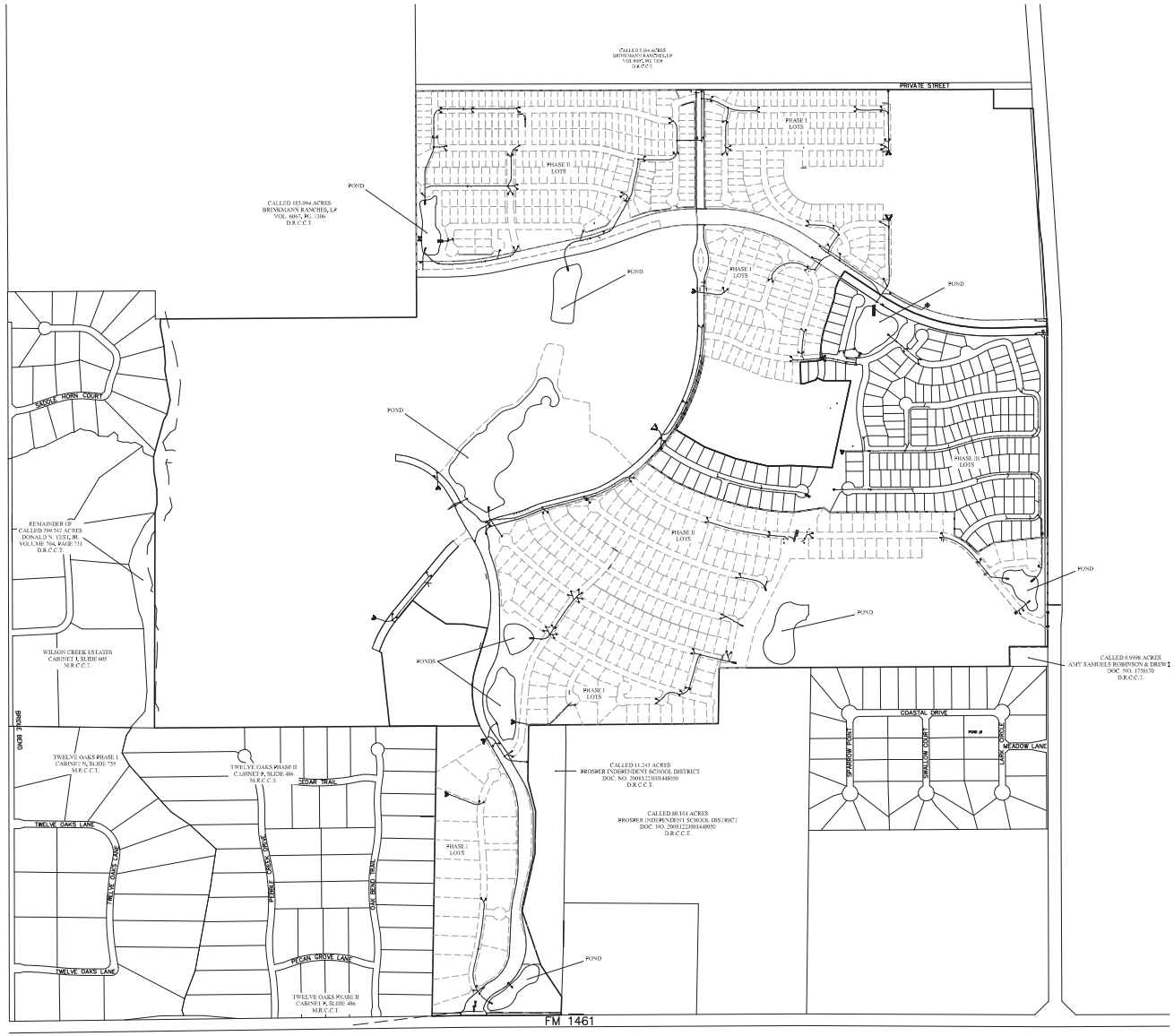

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

EXISTING STORM SEWER MAIN

HEADWALLS

STORM SEWER & DETENTION EXHIBIT

MUSTANG LAKES
PHASE THREE B

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DOWDEY, ANDERSON & ASSOCIATES, INC.

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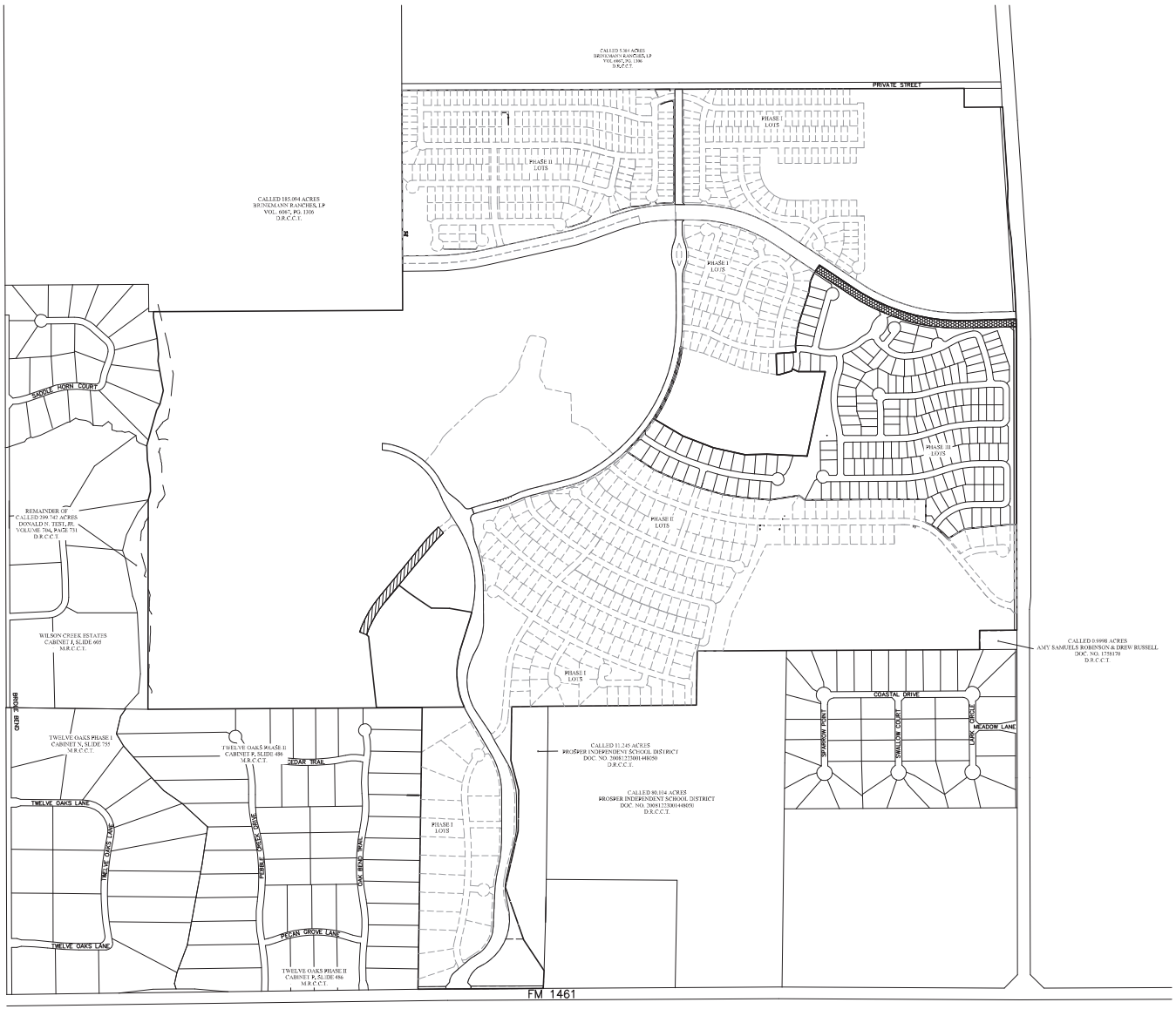

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

25' B-B

37' B-B

ALL OTHER STREETS SHALL BE 31' B-B.

PAVING EXHIBIT

MUSTANG LAKES
PHASE THREE B

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DOWDEY, ANDERSON & ASSOCIATES, INC.

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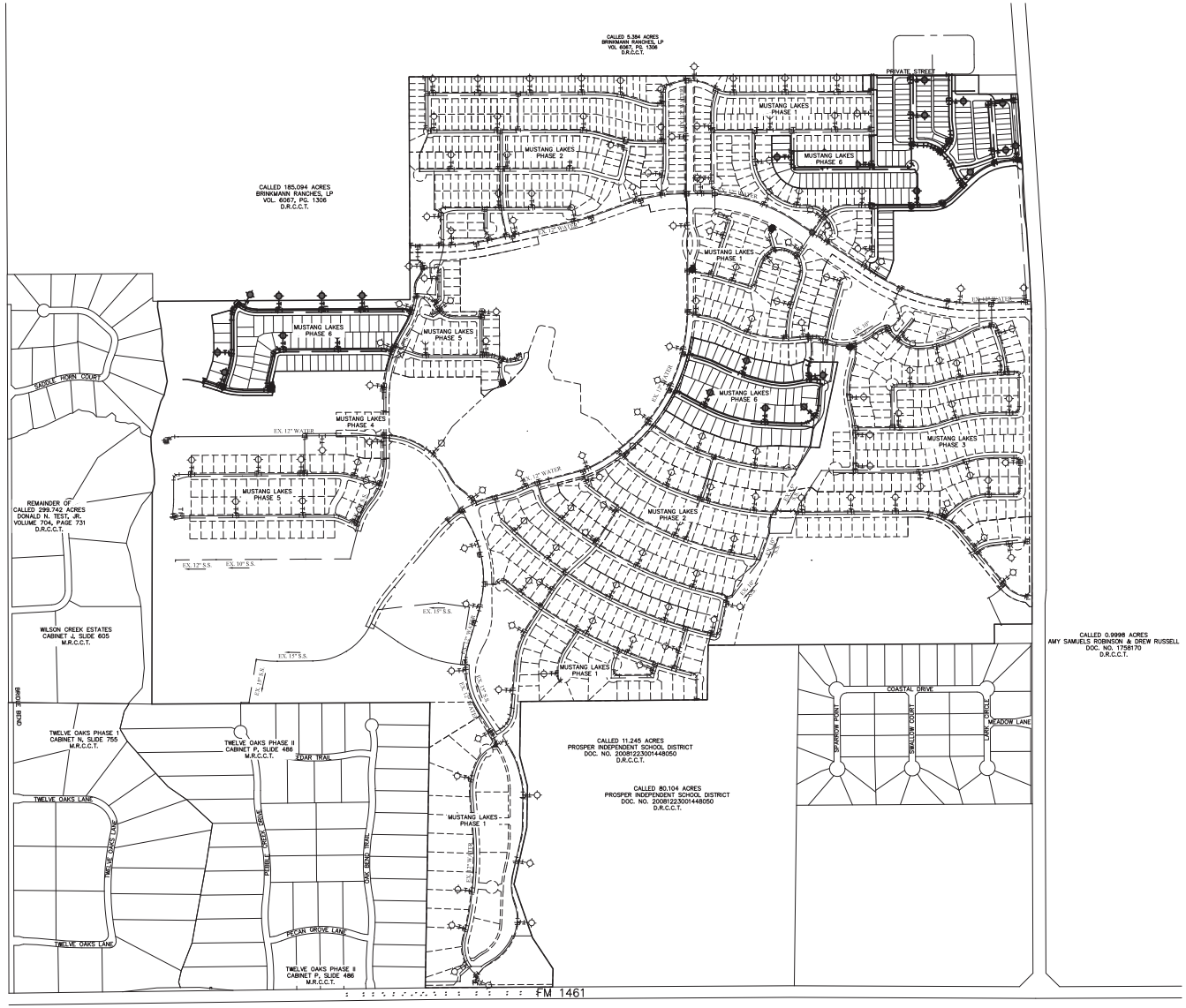


GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

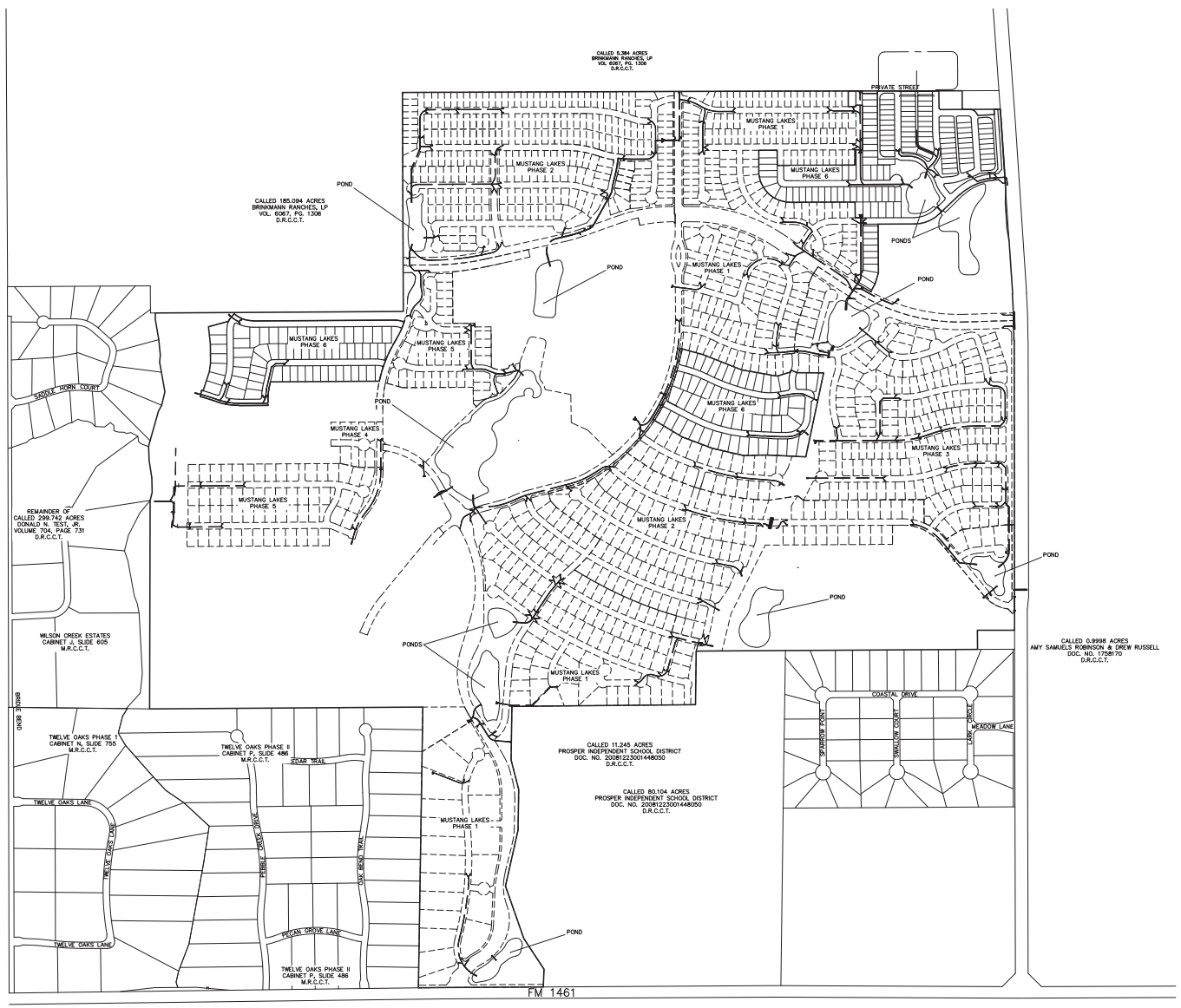
LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" WATER MAIN (UNLESS NOTED OTHERWISE)

WATER & SANITARY SEWER EXHIBIT

MUSTANG LAKES PHASE SIX

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

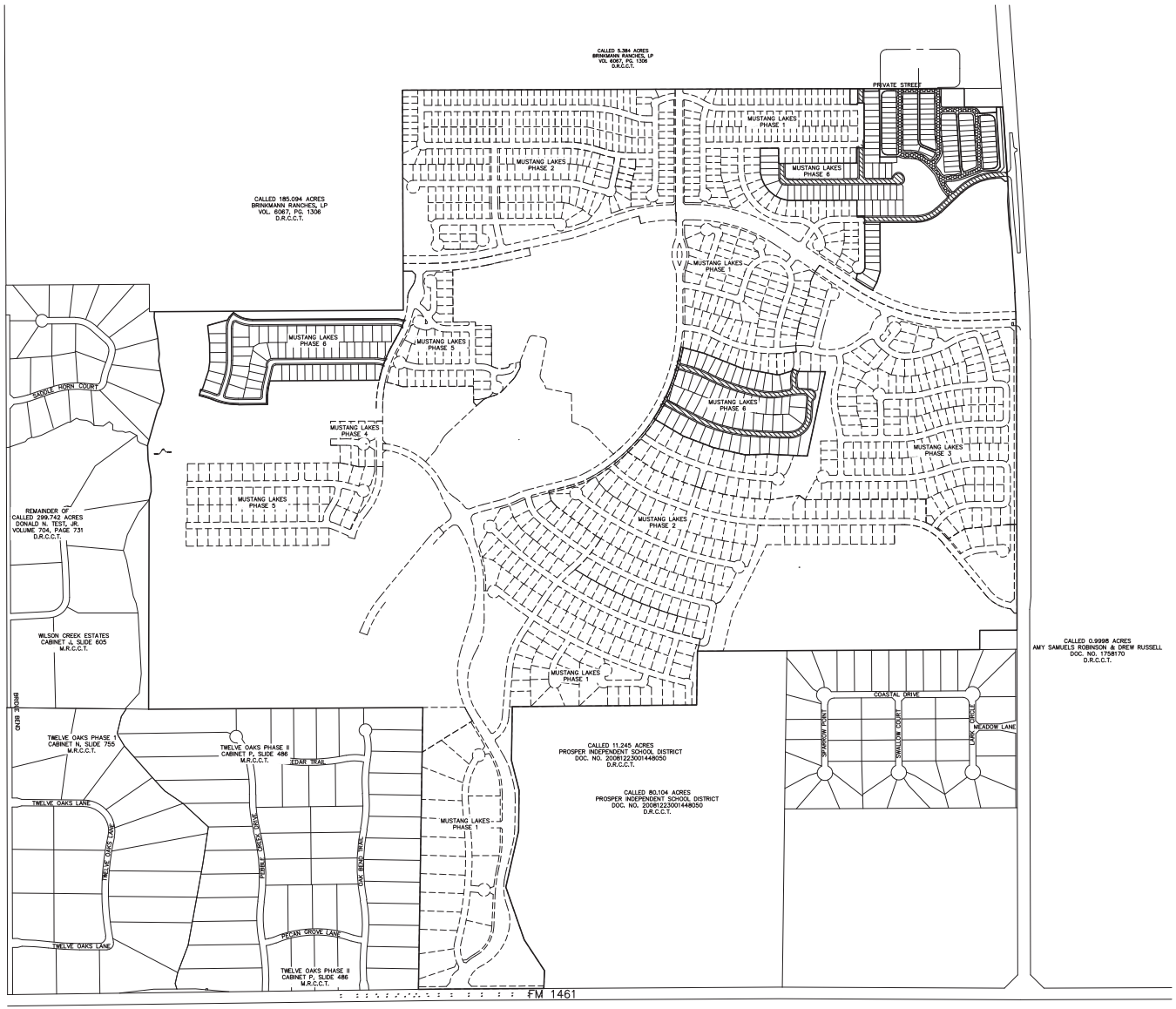
EXISTING STORM SEWER MAIN

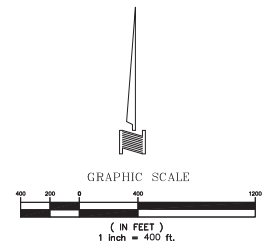
HEADWALLS

STORM SEWER &
DETENTION EXHIBIT

MUSTANG LAKES
PHASE SIX

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399





LEGEND

25' B-B w/ PARKING

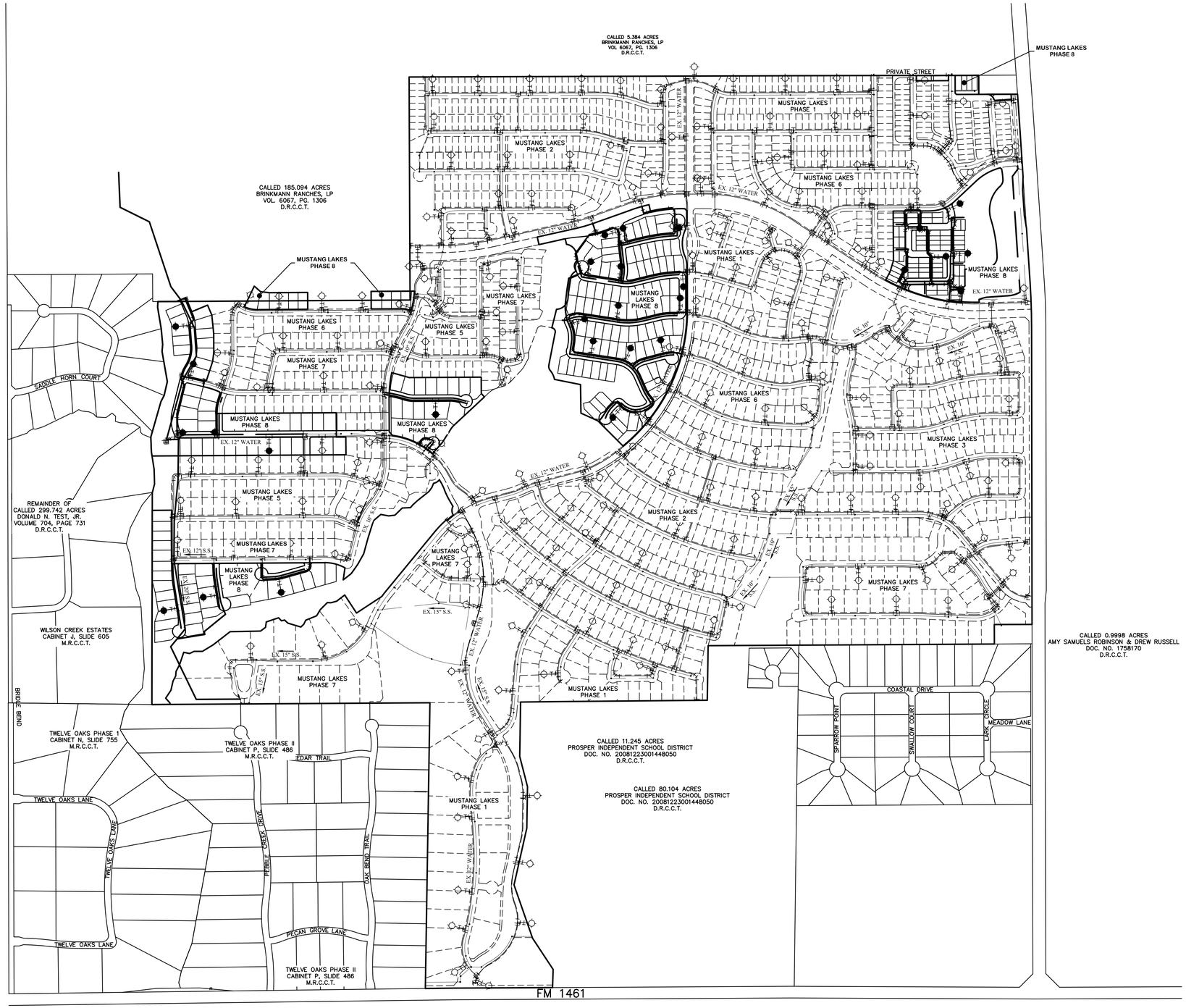
31' B-B

ALL OTHER STREETS SHALL BE 29' B-B.

PAVING EXHIBIT

MUSTANG LAKES
PHASE SIX

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

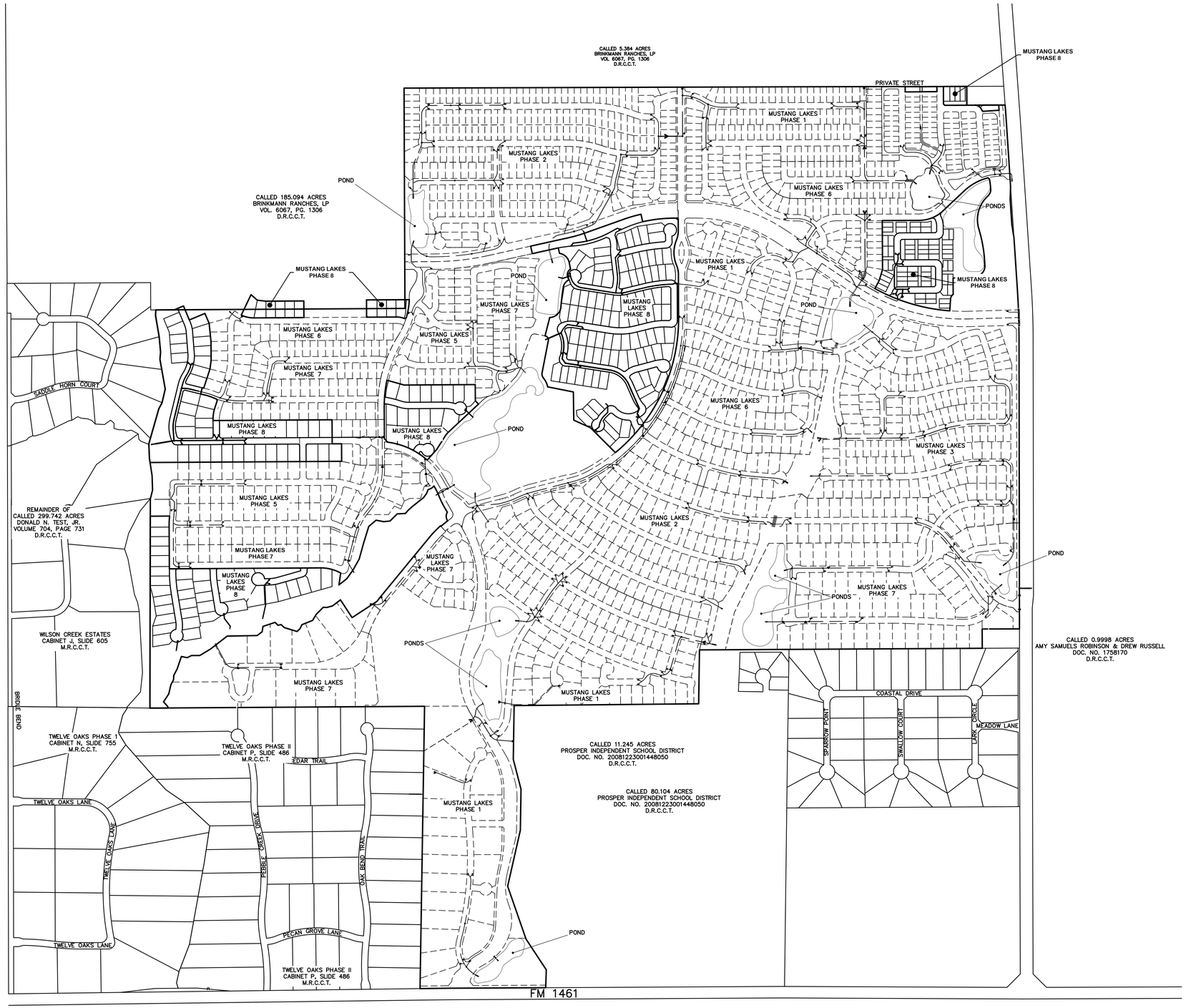
LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" SANITARY SEWER MAIN (UNLESS NOTED OTHERWISE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED 8" WATER MAIN (UNLESS NOTED OTHERWISE)
- EXISTING 8" WATER MAIN (UNLESS NOTED OTHERWISE)

WATER & SANITARY SEWER EXHIBIT

MUSTANG LAKES PHASE EIGHT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

PROPOSED STORM INLET

PROPOSED STORM SEWER MAIN

EXISTING STORM SEWER MAIN

HEADWALLS

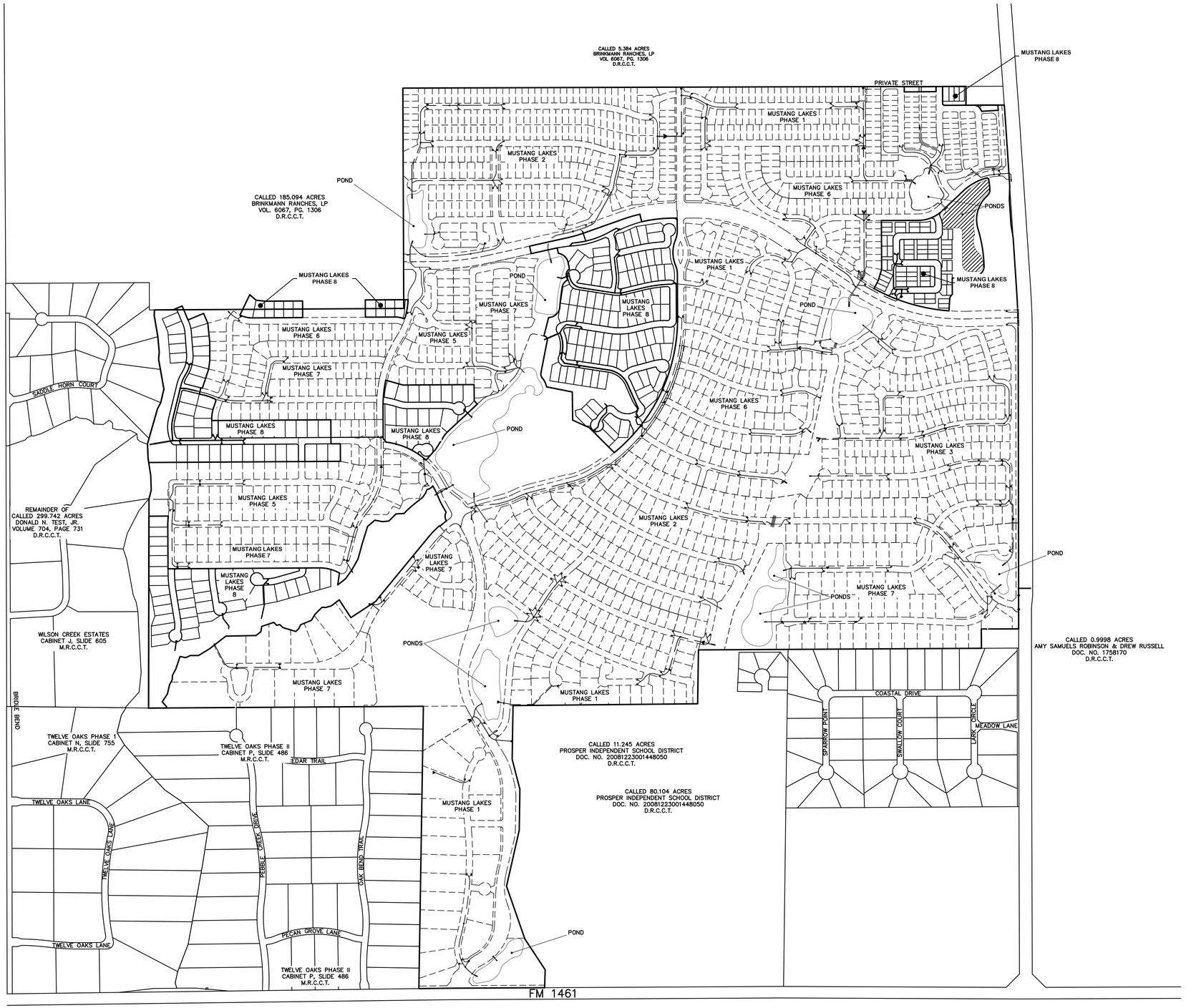
STORM SEWER & DETENTION EXHIBIT

MUSTANG LAKES
PHASE EIGHT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

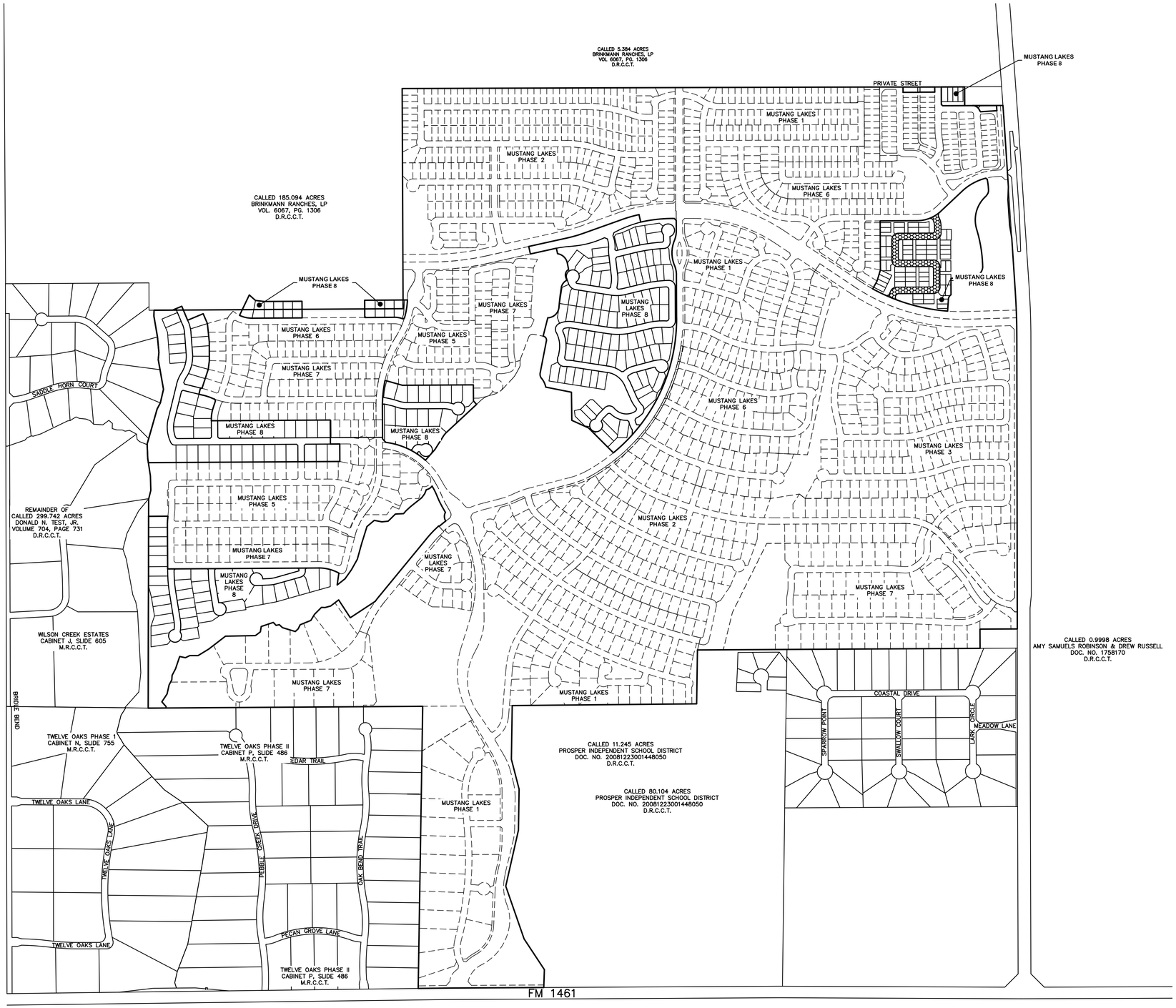
- POND MAJOR IMPROVEMENT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- HEADWALLS

STORM SEWER & DETENTION MAJOR IMPROVEMENTS EXHIBIT

MUSTANG LAKES
PHASE EIGHT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

25' B-B w/ PARKING

ALL OTHER STREETS
SHALL BE 29' B-B.

PAVING EXHIBIT

MUSTANG LAKES PHASE EIGHT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

CALLED 5.384 ACRES
BRINKMANN RANCHES, LP
VOL. 6067, PG. 1306
D.R.C.C.T.

CALLED 185.094 ACRES
BRINKMANN RANCHES, LP
VOL. 6067, PG. 1306
D.R.C.C.T.

PRIVATE STREET

MUSTANG LAKES PHASE 8

MUSTANG LAKES PHASE 1

MUSTANG LAKES PHASE 2

MUSTANG LAKES PHASE 6

MUSTANG LAKES PHASE 7

MUSTANG LAKES PHASE 5

MUSTANG LAKES PHASE 3

SADDLE HORN COURT

REMAINDER OF
CALLED 299.742 ACRES
DONALD N. TEST, JR.
VOLUME 704, PAGE 731
D.R.C.C.T.

WILSON CREEK ESTATES
CABINET J, SLIDE 605
M.R.C.C.T.

BRIDLE BEND

TWELVE OAKS PHASE I
CABINET N, SLIDE 755
M.R.C.C.T.

TWELVE OAKS PHASE II
CABINET P, SLIDE 486
M.R.C.C.T.

CEDAR TRAIL

TWELVE OAKS LANE

PEBBLE CREEK DRIVE

OAK BEND TRAIL

PECAN GROVE LANE

CALLED 11.245 ACRES
PROSPER INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20081223001448050
D.R.C.C.T.

CALLED 80.104 ACRES
PROSPER INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20081223001448050
D.R.C.C.T.

COASTAL DRIVE

SPARROW POINT

SWALLOW COURT

LARK CIRCLE

MEADOW LANE

CALLED 0.9998 ACRES
AMY SAMUELS ROBINSON & DREW RUSSELL
DOC. NO. 1758170
D.R.C.C.T.

FM 1461

GRAPHIC SCALE

400 200 0 400 1200

(IN FEET)
1 inch = 400 ft.

LEGEND

25' B-B (OWNSBY)
MAJOR IMPROVEMENT

PAVING MAJOR IMPROVEMENTS EXHIBIT

MUSTANG LAKES PHASE EIGHT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

APPENDIX D
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Lakes at Mustang Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

APPENDIX E
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Appendix E

For purposes of allocating the Assessments, the Assessed Property has been classified in one of nine Lot Types.

"Lot Type 1" means lots identified as one acre lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 43,560 square feet size and a minimum lot width of 80 feet, as permitted by the Planned Development Regulations.

"Lot Type 2" means lots identified as 100 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 15,000 square feet size and a minimum lot width of 75 feet, as permitted by the Planned Development Regulations.

"Lot Type 3" means lots identified as 86 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 12,040 square feet size and a minimum lot width of 75 feet, as permitted by the Planned Development Regulations.

"Lot Type 4" means lots identified as 74 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 9,620 square feet size and a minimum lot width of 70 feet, as permitted by the Planned Development Regulations.

"Lot Type 5" means lots identified as 60 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 7,500 square feet size and a minimum lot width of 60 feet, as permitted by the Planned Development Regulations.

"Lot Type 6" means lots identified as 50 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 6,000 square feet size and a minimum lot width of 50 feet, as permitted by the Planned Development Regulations.

"Lot Type 7" means lots identified as 65 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 8,125 square feet size and a minimum lot width of 65 feet, as permitted by the Planned Development Regulations.

"Lot Type 8" means lots identified as 40 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 4,600 square feet size and a minimum lot width of 40 feet, as permitted by the Planned Development Regulations.

"Lot Type 9" means lots identified as 35 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 2,905 square feet size and a minimum lot width of 35 feet, as permitted by the Planned Development Regulations.

A) Proposed Development

Table E-1 shows the original proposed residential Lot Types to be developed within the PID.

Table E-1
Proposed Development - Original

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	49	Units
Lot Type 2	100 Ft Lot	25	Units
Lot Type 3	86 Ft Lot	170	Units
Lot Type 4	74 Ft Lot	457	Units
Lot Type 5	60 Ft Lot	508	Units
Lot Type 6	50 Ft Lot	590	Units
Total		**1,799**	**Units**

Table E-2 shows the 2016 revised proposed residential Lot Types to be developed within the PID.

Table E-2
Proposed Development – 2016 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	48	Units
Lot Type 2	100 Ft Lot	18	Units
Lot Type 3	86 Ft Lot	163	Units
Lot Type 4	74 Ft Lot	458	Units
Lot Type 5	60 Ft Lot	495	Units
Lot Type 6	50 Ft Lot	590	Units
Total		**1,772**	**Units**

Table E-3 shows the 2021 revised proposed residential Lot Types to be developed within the PID.

Table E-3
Proposed Development – 2021 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	32	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	262	Units
Lot Type 4	74 Ft Lot	375	Units
Lot Type 5	60 Ft Lot	334	Units
Lot Type 6	50 Ft Lot	594	Units
Lot Type 7	65 Ft Lot	69	Units
Total		**1,724**	**Units**

Table E-4.1 shows the 2022 revised proposed residential Lot Types to be developed within the PID.

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Table E-4.1
Proposed Development – 2022 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	33	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	282	Units
Lot Type 4	74 Ft Lot	360	Units
Lot Type 5	60 Ft Lot	325	Units
Lot Type 6	50 Ft Lot	343	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,701**	**Units**

Table E-4.2 shows the 2024 revised proposed residential Lot Types to be developed within the PID.

Table E-4.2
Proposed Development – 2024 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	33	Units
Lot Type 2	100 Ft Lot	60	Units
Lot Type 3	86 Ft Lot	281	Units
Lot Type 4	74 Ft Lot	359	Units
Lot Type 5	60 Ft Lot	325	Units
Lot Type 6	50 Ft Lot	343	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,701**	**Units**

Table E-5 shows the original proposed residential Lot Types within Phase #1.

Table E-5
Proposed Development – Phase #1 – Original

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	18	Units
Lot Type 3	86 Ft Lot	47	Units
Lot Type 4	74 Ft Lot	56	Units
Lot Type 5	60 Ft Lot	104	Units
Lot Type 6	50 Ft Lot	109	Units
Total		**334**	**Units**

Table E-6 shows the 2016 revised residential Lot Types within Phase #1.

Table E-6
Proposed Development – Phase #1 – 2016 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	18	Units
Lot Type 3	86 Ft Lot	48	Units
Lot Type 4	74 Ft Lot	56	Units
Lot Type 5	60 Ft Lot	104	Units
Lot Type 6	50 Ft Lot	109	Units
Total		**335**	**Units**

Table E-7 shows the original proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-7
Proposed Development – Phases #2-9 Major Improvement Area - Original

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	31	Units
Lot Type 2	100 Ft Lot	25	Units
Lot Type 3	86 Ft Lot	123	Units
Lot Type 4	74 Ft Lot	401	Units
Lot Type 5	60 Ft Lot	404	Units
Lot Type 6	50 Ft Lot	481	Units
Total		**1,465**	**Units**

Table E-8 shows the 2016 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-8
Proposed Development – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	30	Units
Lot Type 2	100 Ft Lot	18	Units
Lot Type 3	86 Ft Lot	115	Units
Lot Type 4	74 Ft Lot	402	Units
Lot Type 5	60 Ft Lot	391	Units
Lot Type 6	50 Ft Lot	481	Units
Total		**1,437**	**Units**

Table E-9 shows the 2021 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-9
Proposed Development – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	14	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	214	Units
Lot Type 4	74 Ft Lot	319	Units
Lot Type 5	60 Ft Lot	230	Units
Lot Type 6	50 Ft Lot	485	Units
Lot Type 7	65 Ft Lot	69	Units
Total		**1,389**	**Units**

Table E-10.1 shows the 2022 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-10.1
Proposed Development – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	15	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	232	Units
Lot Type 4	74 Ft Lot	306	Units
Lot Type 5	60 Ft Lot	221	Units
Lot Type 6	50 Ft Lot	234	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,366**	**Units**

Table E-10.2 shows the 2024 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-10.2
Proposed Development – Phases #2-9 Major Improvement Area – 2024 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	15	Units
Lot Type 2	100 Ft Lot	60	Units
Lot Type 3	86 Ft Lot	233	Units
Lot Type 4	74 Ft Lot	303	Units
Lot Type 5	60 Ft Lot	221	Units
Lot Type 6	50 Ft Lot	234	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,366**	**Units**

Table E-11 shows the residential Lot Types within the Phase #2.

Table E-11
Actual Development – Phase #2

Lot Type	Description	Development	
Lot Type 2	100 Ft Lot	4	Units
Lot Type 3	86 Ft Lot	49	Units
Lot Type 4	74 Ft Lot	68	Units
Lot Type 5	60 Ft Lot	68	Units
Lot Type 6	50 Ft Lot	171	Units
Total		**360**	**Units**

Table E-12 shows the residential Lot Types within the Phase #3.

Table E-12
Actual Development – Phase #3

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	25	Units
Lot Type 4	74 Ft Lot	88	Units
Lot Type 5	60 Ft Lot	82	Units
Total		**195**	**Units**

Table E-13 shows the residential Lot Types within the Phase #4.

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Table E-13
Actual Development – Phase #4

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	2	Units
Lot Type 4	74 Ft Lot	3	Units
Lot Type 5	60 Ft Lot	2	Units
Lot Type 6	50 Ft Lot	2	Units
Total		**9**	**Units**

Table E-14 shows the originally proposed residential Lot Types within the Phase #5.

Table E-14
Proposed Development – Phase #5

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	60	Units
Lot Type 7	65 Ft Lot	36	Units
Total		**96**	**Units**

Table E-15 shows the residential Lot Types within the Phase #5.

Table E-15
Actual Development – Phase #5

Lot Type	Description	Development	
Lot Type 1	One acre Lot	1	Units
Lot Type 3	86 Ft Lot	58	Units
Lot Type 7	65 Ft Lot	38	Units
Total		**97**	**Units**

[1]The one-acre lot within Phase #5 does not benefit from the Phase #5 Improvements and therefore has only been assessed for costs related to the Phases #2-9 Major Improvement Area Initial Projects.

Table E-16 shows the residential Lot Types within the Phase #6.

Table E-16
Actual Development – Phase #6

Lot Type	Description	Development	
Lot Type 4	74 Ft Lot	61	Units
Lot Type 5	60 Ft Lot	69	Units
Lot Type 6	50 Ft Lot	61	Units
Lot Type 8	40 Ft Lot	66	Units
Total		**257**	**Units**

Table E-17 shows the residential Lot Types within the Phase #7.

Table E-17
Proposed Development – Phase #7

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	1	Units
Lot Type 2	100 Ft Lot	54	Units
Lot Type 3	86 Ft Lot	33	Units
Lot Type 4	74 Ft Lot	19	Units
Lot Type 7	65 Ft Lot	31	Units
Total		**171**	**Units**

Table E-18 shows the residential Lot Types within the Phases #8-9.

Table E-18
Proposed Development – Phases #8-9

Lot Type	Description	Development	
Lot Type 2	100 Ft Lot	2	Units
Lot Type 3	86 Ft Lot	66	Units
Lot Type 4	74 Ft Lot	44	Units
Lot Type 7	65 Ft Lot	98	Units
Lot Type 8	40 Ft Lot	7	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**277**	Units

B) Calculation of Equivalent Units

As explained under Section V.A for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements shall be allocated to the parcel of the Assessed Property receiving benefit from such Authorized Improvements by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of Lots (i.e., One-acre, 100 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements. Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications from Lot Type 1 (One-acre Lots) representing the highest value to Lot Type 9 (35 Ft Lot) representing the lowest value for residential lots are set forth in Table E-21. Assessments are allocated to each Lot Type on the basis of the average home value for each class of Lots. This

is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (One-acre Lots) to 1.0.

Table E-19 shows the original Equivalent Unit factors within the PID that were used to allocate the Initial Major Improvements between Phase #1 and Phases #2-9 Major Improvement Area, as well as reallocate the Phases #2-9 Major Improvement Area share of the Initial Major Improvements, to Phase #2, Phase #3, and Phase #4.

Table E-19
Equivalent Unit Factors - Original

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$825,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$725,000	0.88	per dwelling unit
Lot Type 3 (86 Ft Lot)	$688,000	0.83	per dwelling unit
Lot Type 4 (74 Ft Lot)	$592,000	0.72	per dwelling unit
Lot Type 5 (60 Ft Lot)	$480,000	0.58	per dwelling unit
Lot Type 6 (50 Ft Lot)	$400,000	0.48	per dwelling unit

The Lot Type classifications and Equivalent Unit calculations described above were revised by the City Council in 2021 following additional changes to the development process and the request from the Developer. These classifications were expanded to cover from Lot Type 1 (One-Acre Lot) representing the highest value to Lot Type 6 (50 Ft Lot) representing the lowest value for residential Lots. Equivalent Units are the ratio of the average value of Lots within each assessment class, setting the 2021 updated Equivalent Unit factor for Lot Type 1 (One-Acre Lot) to 1.0.

Table E-20 shows the 2021 revised Equivalent Unit factors within the PID that were used to 1.) include Lot Type 7, 2.) allocate costs of the Phase #5 Improvements, and 3.) reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements to Phase #5.

Table E-20
Equivalent Unit Factors – 2021 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$825,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$725,000	0.88	per dwelling unit
Lot Type 3 (86 Ft Lot)	$688,000	0.83	per dwelling unit
Lot Type 4 (74 Ft Lot)	$592,000	0.72	per dwelling unit
Lot Type 5 (60 Ft Lot)	$480,000	0.58	per dwelling unit
Lot Type 6 (50 Ft Lot)	$400,000	0.48	per dwelling unit
Lot Type 7 (65 Ft Lot)	$537,000	0.65	per dwelling unit

The Lot Type classifications and Equivalent Unit calculations described above are being revised by the City Council in 2022 following additional changes to the development process, substantial changes to the estimated average home prices and the request from the Developer. These classifications were expanded to cover from Lot Type 1 (One-Acre Lot) representing the highest value to Lot Type 9 (35 Ft Lot) representing the lowest value for residential Lots. Equivalent Units are calculated as the ratio of the average value of Lots within each assessment class, setting the 2022 revised Equivalent Unit factor for Lot Type 1 (One-Acre Lot) to 1.0.

Table E-21 shows the 2022 revised Lot Types and Equivalent Unit factors within the PID that are used to 1.) include Lot Type 8 and Lot Type 9, 2.) allocate Phase #6 Projects, and 3.) allocate the Additional Major Improvements to Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, Phase #7, and Phases #8-9.

Table E-21
Equivalent Unit Factors – 2022 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$2,000,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$1,300,000	0.65	per dwelling unit
Lot Type 3 (86 Ft Lot)	$975,000	0.49	per dwelling unit
Lot Type 4 (74 Ft Lot)	$850,000	0.43	per dwelling unit
Lot Type 5 (60 Ft Lot)	$685,000	0.34	per dwelling unit
Lot Type 6 (50 Ft Lot)	$585,000	0.29	per dwelling unit
Lot Type 7 (65 Ft Lot)	$735,000	0.37	per dwelling unit
Lot Type 8 (40 Ft Lot)	$475,000	0.24	per dwelling unit
Lot Type 9 (35 Ft Lot)	$450,000	0.23	per dwelling unit

The original total Equivalent Units for Phase #1 are shown in Table E-22 as calculated based on the original Phase #1 proposed development shown in Table E-5 and the original Equivalent Unit factors shown in Table E-19.

Table E-22
Estimated Equivalent Units – Phase #1 – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	47	0.83	39.01
Lot Type 4 (74 Ft Lot)	56	0.72	40.32
Lot Type 5 (60 Ft Lot)	104	0.58	60.32
Lot Type 6 (50 Ft Lot)	109	0.48	52.32
Total Equivalent Units	**334**		**209.97**

The 2016 revised total Equivalent Units for Phase #1 are shown in Table E-23 as calculated based on the 2016 revised Phase #1 proposed development shown in Table E-6 and the original Equivalent Unit factors shown in Table E-19.

Table E-23
Estimated Equivalent Units – Phase #1 – 2016 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	48	0.83	39.84
Lot Type 4 (74 Ft Lot)	56	0.72	40.32
Lot Type 5 (60 Ft Lot)	104	0.58	60.32
Lot Type 6 (50 Ft Lot)	109	0.48	52.32
Total Equivalent Units	**335**		**210.80**

The 2022 revised total Equivalent Units for Phase #1 are shown in Table E-24 as calculated based on the 2016 revised Phase #1 proposed development shown in Table E-6 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-24
Estimated Equivalent Units – Phase #1 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	48	0.49	23.52
Lot Type 4 (74 Ft Lot)	56	0.43	24.08
Lot Type 5 (60 Ft Lot)	104	0.34	35.36
Lot Type 6 (50 Ft Lot)	109	0.29	31.61
Total Equivalent Units	**335**		**132.57**

The original total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-25 as calculated based on the original proposed development for the Phases #2-9 Major Improvement Area shown in Table E-7 and the original Equivalent Unit factors shown in Table E-19.

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Table E-25
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	31	1.00	31.00
Lot Type 2 (100 Ft Lot)	25	0.88	22.00
Lot Type 3 (86 Ft Lot)	123	0.83	102.09
Lot Type 4 (74 Ft' Lot)	401	0.72	288.72
Lot Type 5 (60 Ft Lot)	404	0.58	234.32
Lot Type 6 (50 Ft Lot)	481	0.48	230.88
Total Equivalent Units	**1,465**		**909.01**

The 2016 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-26 as calculated based on the 2016 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-8 and the original Equivalent Unit factors shown in Table E-19.

Table E-26
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	30	1.00	30.00
Lot Type 2 (100 Ft Lot)	18	0.88	15.84
Lot Type 3 (86 Ft Lot)	115	0.83	95.45
Lot Type 4 (74 Ft' Lot)	402	0.72	289.44
Lot Type 5 (60 Ft Lot)	391	0.58	226.78
Lot Type 6 (50 Ft Lot)	481	0.48	230.88
Total Equivalent Units	**1,437**		**888.39**

The 2021 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-27 as calculated based on the 2021 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-9 and the 2021 revised Equivalent Unit factors shown in Table E-20.

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Table E-27
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	14	1.00	14.00
Lot Type 2 (100 Ft Lot)	58	0.88	51.04
Lot Type 3 (86 Ft Lot)	214	0.83	177.62
Lot Type 4 (74 Ft' Lot)	319	0.72	229.68
Lot Type 5 (60 Ft Lot)	230	0.58	133.40
Lot Type 6 (50 Ft Lot)	485	0.48	232.80
Lot Type 7 (65 Ft Lot)	69	0.65	44.85
Total Equivalent Units	**1,389**		**883.39**

The 2022 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-28.1 as calculated based on the 2022 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-10 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-28.1
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	15	1.00	15.00
Lot Type 2 (100 Ft Lot)	58	0.65	37.70
Lot Type 3 (86 Ft Lot)	234	0.49	114.66
Lot Type 4 (74 Ft Lot)	304	0.43	130.72
Lot Type 5 (60 Ft Lot)	221	0.34	75.14
Lot Type 6 (50 Ft Lot)	234	0.29	67.86
Lot Type 7 (65 Ft Lot)	167	0.37	61.79
Lot Type 8 (40 Ft Lot)	73	0.24	17.52
Lot Type 9 (35 Ft Lot)	60	0.23	13.80
Total Equivalent Units	**1,366**		**534.19**

The 2022 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-28.2 as calculated based on the 2024 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-10 and the 2024 revised Equivalent Unit factors shown in Table E-21.

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Table E-28.2
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2024 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	15	1.00	15.00
Lot Type 2 (100 Ft Lot)	60	0.65	39.00
Lot Type 3 (86 Ft Lot)	233	0.49	114.17
Lot Type 4 (74 Ft Lot)	303	0.43	130.29
Lot Type 5 (60 Ft Lot)	221	0.34	75.14
Lot Type 6 (50 Ft Lot)	234	0.29	67.86
Lot Type 7 (65 Ft Lot)	167	0.37	61.79
Lot Type 8 (40 Ft Lot)	73	0.24	17.52
Lot Type 9 (35 Ft Lot)	60	0.23	13.80
Total Equivalent Units	**1,366**		**534.57**

The original total Equivalent Units for Phase #2 are shown in Table E-29 as calculated based on the proposed development for Phase #2 shown in Table E-11 and the original Equivalent Unit factors shown in Table E-19.

Table E-29
Estimated Equivalent Units – Phase #2 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 2 (100 Ft Lot)	4	0.88	3.52
Lot Type 3 (86 Ft Lot)	49	0.83	40.67
Lot Type 4 (74 Ft Lot)	68	0.72	48.96
Lot Type 5 (60 Ft Lot)	68	0.58	39.44
Lot Type 6 (50 Ft Lot)	171	0.48	82.08
Total Equivalent Units	**360**		**214.67**

Note: These Equivalent Units will continue to be used for Phase #2 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #2 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #2 at the time of levying the Assessments for Phase #2 Improvements.

The 2022 revised total Equivalent Units for Phase #2 are shown in Table E-30 as calculated based on the Phase #2 proposed development shown in Table E-11 and the 2022 revised Equivalent Unit factors shown in Table E-21.

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Table E-30
Estimated Equivalent Units – Phase #2 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 2 (100 Ft Lot)	4	0.65	2.60
Lot Type 3 (86 Ft Lot)	49	0.49	24.01
Lot Type 4 (74 Ft Lot)	68	0.43	29.24
Lot Type 5 (60 Ft Lot)	68	0.34	23.12
Lot Type 6 (50 Ft Lot)	171	0.29	49.59
Total Equivalent Units	**360**		**128.56**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #2 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #3 are shown in Table E-31 as calculated based on the proposed development for Phase #3 shown in Table E-12 and the original Equivalent Unit factors shown in Table E-19.

Table E-31
Estimated Equivalent Units – Phase #3 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	25	0.83	20.75
Lot Type 4 (74 Ft Lot)	88	0.72	63.36
Lot Type 5 (60 Ft Lot)	82	0.58	47.56
Total Equivalent Units	**195**		**131.67**

Note: These Equivalent Units will continue to be used for Phase #3 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #3 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #3 at the time of levying the Assessments for Phase #3 Improvements.

The 2022 revised total Equivalent Units for Phase #3 are shown in Table E-32 as calculated based on the Phase #3 proposed development shown in Table E-12 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-32
Estimated Equivalent Units – Phase #3 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	25	0.49	12.25
Lot Type 4 (74 Ft Lot)	88	0.43	37.84
Lot Type 5 (60 Ft Lot)	82	0.34	27.88
Total Equivalent Units	**195**		**77.97**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #3 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #4 are shown in Table E-33 as calculated based on the proposed development for Phase #4 shown in Table E-13 and the original Equivalent Unit factors shown in Table E-19.

Table E-33
Estimated Equivalent Units – Phase #4 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	2	0.83	1.66
Lot Type 4 (74 Ft Lot)	3	0.72	2.16
Lot Type 5 (60 Ft Lot)	2	0.58	1.16
Lot Type 6 (50 Ft Lot)	2	0.48	0.96
Total Equivalent Units	**9**		**5.94**

Note: These Equivalent Units will continue to be used for Phase #4 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #4 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #4 at the time of levying the Assessments for Phase #4 Improvements.

The 2022 revised total Equivalent Units for Phase #4 are shown in Table E-34 as calculated based on the Phase #4 proposed development shown in Table E-13 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-34
Estimated Equivalent Units – Phase #4 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	2	0.49	0.98
Lot Type 4 (74 Ft Lot)	3	0.43	1.29
Lot Type 5 (60 Ft Lot)	2	0.34	0.68
Lot Type 6 (50 Ft Lot)	2	0.29	0.58
Total Equivalent Units	**9**		**3.53**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #4 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #5 are shown in Table E-35 as calculated based on the proposed development at the time of Assessment levy for Phase #5 shown in Table E-14 and the 2021 revised Equivalent Unit factors shown in Table E-20.

Table E-35
Estimated Equivalent Units – Phase #5 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	60	0.83	49.80
Lot Type 7 (65 Ft Lot)	36	0.65	23.40
Total Equivalent Units	**96**		**73.20**

The 2021 revised total Equivalent Units for Phase #5 are shown in Table E-36 as calculated based on the actual plat recorded in August 2021 for Phase #5 development shown in Table E-15 and the 2021 revised Equivalent Unit factors shown in Table E-20. A one-acre lot in Phase #5 does not benefit from the Phase #5 Improvements and does not have any Assessments related to the Phase #5 Improvements.

Table E-36
Estimated Equivalent Units – Phase #5 – 2021 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One acre Lot)[1]	1	1.00	1.00
Lot Type 3 (86 Ft Lot)	58	0.83	48.14
Lot Type 7 (65 Ft Lot)	38	0.65	24.70
Total Equivalent Units	**97**		**73.84**

Note: These Equivalent Units will continue to be used for Phase #5 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #5 for the Phases #2-9 Major Improvement Area Projects previously allocated to Phase #5 at the time of levying the Assessments for Phase #5 Improvements.

The 2022 revised total Equivalent Units for Phase #5 are shown in Table E-37 as calculated based on the actual Phase #5 development shown in Table E-15 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-37
Estimated Equivalent Units – Phase #5 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One acre Lot)[1]	1	1.00	1.00
Lot Type 3 (86 Ft Lot)	58	0.49	28.42
Lot Type 7 (65 Ft Lot)	38	0.37	14.06
Total Equivalent Units	**97**		**43.48**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #5 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #6 are shown in Table E-38 as calculated based on the proposed development for Phase #6 shown in Table E-16 and the 2022 revised Equivalent Unit factors shown in Table E-21.

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Table E-38
Estimated Equivalent Units – Phase #6

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 4 (74 Ft Lot)	61	0.43	26.23
Lot Type 5 (60 Ft Lot)	69	0.34	23.46
Lot Type 6 (50 Ft Lot)	61	0.29	17.69
Lot Type 8 (40 Ft Lot)	66	0.24	15.84
Total Equivalent Units	**257**		**83.22**

The total Equivalent Units for Phase #7 are shown in Table E-39 as calculated based on the proposed development for Phase #7 shown in Table E-16 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-38
Estimated Equivalent Units – Phase #7

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	14	1.00	14.00
Lot Type 2 (100 Ft Lot)	54	0.65	35.10
Lot Type 3 (86 Ft Lot)	33	0.49	16.17
Lot Type 4 (74 Ft Lot)	39	0.43	16.77
Lot Type 7 (65 Ft Lot)	31	0.37	11.47
Total Equivalent Units	**171**		**93.51**

The total Equivalent Units for Phases #8-9 are shown in Table E-39 as calculated based on the proposed development for Phases #8-9 shown in Table E-16 and the 2022 revised Equivalent Unit factors shown in Table E-21.

Table E-39
Estimated Equivalent Units – Phases #8-9

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 2 (100 Ft Lot)	2	0.65	1.30
Lot Type 3 (86 Ft Lot)	66	0.49	32.34
Lot Type 4 (74 Ft Lot)	44	0.43	18.92
Lot Type 7 (65 Ft Lot)	98	0.37	36.26
Lot Type 8 (40 Ft Lot)	7	0.24	1.68
Lot Type 9 (35 Ft Lot)	60	0.23	13.80
Total Equivalent Units	**277**		**104.30**

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C) Original Allocation of Assessments to Lots within Phase #1 (Before Refunding)

As shown in Table E-40, the total amount of the Phase #1 Bonds, which represented the total Assessment originally allocated to all Parcels within Phase #1, was $9,000,000. As shown in Table E-22, there were a total of 334 residential units representing a total of 209.97 estimated original Equivalent Units for the residential development in Phase #1, resulting in an original Assessment per Equivalent Unit of $42,863.27.

The original Assessment per dwelling unit was calculated as the product of (i) $42,863.27 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $42,863.27 (i.e., $42,863.27 × 1.00). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $35,576.51 (i.e., $42,863.27 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $30,861.55 (i.e., $42,863.27 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $24,860.69 (i.e., $42,863.27 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,574.37 (i.e., $42,863.27 × 0.48). Table E-40 sets forth the original Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-40
Assessment Per Unit – Phase #1 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$42,863.27	1.00	$42,863.27	per dwelling unit	$771,539
Lot Type 3 (86 Ft Lot)	47	$42,863.27	0.83	$35,576.51	per dwelling unit	$1,672,096
Lot Type 4 (74 Ft Lot)	56	$42,863.27	0.72	$30,861.55	per dwelling unit	$1,728,247
Lot Type 5 (60 Ft Lot)	104	$42,863.27	0.58	$24,860.69	per dwelling unit	$2,585,512
Lot Type 6 (50 Ft Lot)	109	$42,863.27	0.48	$20,574.37	per dwelling unit	$2,242,606
Total	**334**					**$9,000,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-41.

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Table E-41
Projected Leverage – Phase #1 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$42,863.27	3.97	19.25
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$35,576.51	3.14	19.34
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$30,861.55	3.12	19.18
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$24,860.69	3.14	19.31
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$20,574.37	3.16	19.44
Total	**334**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-42.

Table E-42
Estimated Tax Rate Equivalent Per Unit – Phase #1 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$3,911.54	$2.3009	$0.4741
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$3,246.58	$2.9039	$0.4719
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$2,816.31	$2.9276	$0.4757
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$2,268.70	$2.9086	$0.4726
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$1,877.54	$2.8885	$0.4694
Total	**334**					

D) 2016 Revised Allocation of Assessments to Lots within Phase #1 (Before Refunding)

As shown in Table E-43, the total amount of the Phase #1 Bonds, which represented the total Assessment originally allocated on all Parcels within Phase #1, was $9,000,000. As shown in Table E-23, there are a total of 335 residential units representing a total of 210.80 estimated 2016 revised Equivalent Units for the residential development in Phase #1, resulting in a 2016 revised Assessment per Equivalent Unit of $42,694.50.

The 2016 revised Assessment per dwelling unit was calculated as the product of (i) $42,694.50 multiplied by (ii) the applicable 2016 revised Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $42,694.50 (i.e., $42,694.50 × 1.00). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $35,436.43 (i.e., $42,694.50 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $30,740.04 (i.e., $42,694.50 × 0.72). The 2016 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $24,762.81 (i.e., $42,694.50× 0.58).

The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,493.36 (i.e., $42,694.50 × 0.48). Table E-43 sets forth the 2016 revised Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-43
Assessment Per Unit – Phase #1 – 2016 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$42,694.50	1.00	$42,694.50	per dwelling unit	$768,501
Lot Type 3 (86 Ft Lot)	48	$42,694.50	0.83	$35,436.43	per dwelling unit	$1,700,949
Lot Type 4 (74 Ft Lot)	56	$42,694.50	0.72	$30,740.04	per dwelling unit	$1,721,442
Lot Type 5 (60 Ft Lot)	104	$42,694.50	0.58	$24,762.81	per dwelling unit	$2,575,332
Lot Type 6 (50 Ft Lot)	109	$42,694.50	0.48	$20,493.36	per dwelling unit	$2,233,776
Total	**335**					**$9,000,000**

The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-44.

Table E-44
Projected Leverage – Phase #1 – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$42,694.50	3.98	19.32
Lot Type 3 (86 Ft Lot)	48	$111,800	$688,000	$35,436.43	3.15	19.42
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$30,740.04	3.13	19.26
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$24,762.81	3.15	19.38
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$20,493.36	3.17	19.52
Total	**335**					

The 2016 revised projected tax rate equivalent per unit calculated based on the 2016 revised average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-45.

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Table E-45
Estimated Tax Rate Equivalent Per Unit – Phase #1 – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$3,896.14	$2.2918	$0.4723
Lot Type 3 (86 Ft Lot)	48	$111,800	$688,000	$3,246.58	$2.9039	$0.4719
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$2,816.31	$2.9276	$0.4757
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$2,268.70	$2.9086	$0.4726
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$1,877.54	$2.8885	$0.4694
Total	**335**					

E) 2016 Revised Allocation of Assessments to Lots within Phase #1 (After Refunding)

As shown in Table E-46, the initial amount Phase #1 Refunding Bonds after refunding was $7,750,000 (representing the outstanding Phase #1 Assessments after the refunding related savings). The total outstanding Equivalent Units in Phase #1 at the time of the Phase #1 Refunding Bonds were issued was 208.91 after prepayments, resulting in an outstanding Assessment per Equivalent Unit of $37,097.31 at the time of refunding.

The outstanding Assessment per dwelling unit at the time of refunding was calculated as the product of (i) $37,097.31 multiplied by (ii) the applicable 2016 revised Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $37,097.31 (i.e., $37,097.31 × 1.00). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $30,790.77 (i.e., $37,097.31 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $26,710.07 (i.e., $37,097.31 × 0.72). The 2016 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $21,516.44 (i.e., $37,097.31 × 0.58). The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $17,806.71 (i.e., $37,097.31 × 0.48). Table E-46 sets forth the 2016 revised Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-46
Restated Assessment Per Unit – Phase #1 – 2016 Revised (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$37,097.31	1.00	$37,097.31	per dwelling unit	$667,752
Lot Type 3 (86 Ft Lot)	47	$37,097.31	0.83	$30,790.77	per dwelling unit	$1,447,166
Lot Type 4 (74 Ft Lot)	56	$37,097.31	0.72	$26,710.07	per dwelling unit	$1,495,764
Lot Type 5 (60 Ft Lot)	103	$37,097.31	0.58	$21,516.44	per dwelling unit	$2,216,194
Lot Type 6 (50 Ft Lot)	108	$37,097.31	0.48	$17,806.71	per dwelling unit	$1,923,125
Total	**332**					**$7,750,000**

The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-47.

Table E-47
Projected Leverage – Phase #1 – 2016 Revised (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$37,097.31	4.58	22.24
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$30,790.77	3.63	22.34
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$26,710.07	3.60	22.16
Lot Type 5 (60 Ft Lot)	103	$78,000	$480,000	$21,516.44	3.63	22.31
Lot Type 6 (50 Ft Lot)	108	$65,000	$400,000	$17,806.71	3.65	22.46
Total	**332**					

The 2016 revised projected tax rate equivalent per unit calculated based on the 2016 revised average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-48.

Table E-48
Estimated Tax Rate Equivalent Per Unit – Phase #1 – 2016 Revised (Before Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$2,717.98	$1.5988	$0.3295
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$2,255.92	$2.0178	$0.3279
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$1,956.94	$2.0342	$0.3306
Lot Type 5 (60 Ft Lot)	103	$78,000	$480,000	$1,576.43	$2.0211	$0.3284
Lot Type 6 (50 Ft Lot)	108	$65,000	$400,000	$1,304.63	$2.0071	$0.3262
Total	**332**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently, the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type in Phase #1 is shown in Table E-49.

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Table E-49
Updated Projected Leverage – Phase #1

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$400,000	$2,000,000	$37,097.31	10.78	53.91
Lot Type 3 (86 Ft Lot)	47	$195,000	$975,000	$30,790.77	6.33	31.67
Lot Type 4 (74 Ft Lot)	56	$170,000	$850,000	$26,710.07	6.36	31.82
Lot Type 5 (60 Ft Lot)	103	$137,000	$685,000	$21,516.44	6.37	31.84
Lot Type 6 (50 Ft Lot)	108	$117,000	$585,000	$17,806.71	6.57	32.85
Total	**332**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-50.

Table E-50
Updated Estimated Tax Rate Equivalent Per Unit – Phase #1

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$400,000	$2,000,000	$2,717.98	$0.6795	$0.1359
Lot Type 3 (86 Ft Lot)	47	$195,000	$975,000	$2,255.92	$1.1569	$0.2314
Lot Type 4 (74 Ft Lot)	56	$170,000	$850,000	$1,956.94	$1.1511	$0.2302
Lot Type 5 (60 Ft Lot)	103	$137,000	$685,000	$1,576.43	$1.1507	$0.2301
Lot Type 6 (50 Ft Lot)	108	$117,000	$585,000	$1,304.63	$1.1151	$0.2230
Total	**332**					

F) Original Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-51 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-25, there were a total of 1,465 residential units representing a total of 909.01 originally estimated Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $19,966.78.

The original Assessment per dwelling unit was calculated as the product of (i) $19,966.78 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $19,966.78 (i.e.,

$19,966.78 × 1.00). The original Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $17,570.76 (i.e., $19,966.78 × 0.88). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $16,572.42 (i.e., $19,966.78 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,376.08 (i.e., $19,966.78 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,580.73 (i.e., $19,966.78 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,584.05 (i.e., $19,966.78 × 0.48). Table E-51 sets forth the original Assessment per dwelling unit for each of the six Lot Types in the Phases #2-9 Major Improvement Area.

Table E-51
Assessment Per Unit – Phases #2-9 Major Improvement Area – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	31	$19,966.78	1.00	$19,966.78	per dwelling unit	$618,970
Lot Type 2 (100 Ft Lot)	25	$19,966.78	0.88	$17,570.76	per dwelling unit	$439,269
Lot Type 3 (86 Ft Lot)	123	$19,966.78	0.83	$16,572.42	per dwelling unit	$2,038,408
Lot Type 4 (74 Ft Lot)	401	$19,966.78	0.72	$14,376.08	per dwelling unit	$5,764,808
Lot Type 5 (60 Ft Lot)	404	$19,966.78	0.58	$11,580.73	per dwelling unit	$4,678,615
Lot Type 6 (50 Ft Lot)	481	$19,966.78	0.48	$9,584.05	per dwelling unit	$4,609,929
Total	**1,465**					**$18,150,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-52.

Table E-52
Projected Leverage – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	31	$170,000	$825,000	$19,966.78	8.51	41.32
Lot Type 2 (100 Ft Lot)	25	$130,000	$725,000	$17,570.76	7.40	41.26
Lot Type 3 (86 Ft Lot)	123	$111,800	$688,000	$16,572.42	6.75	41.51
Lot Type 4 (74 Ft Lot)	401	$96,200	$592,000	$14,376.08	6.69	41.18
Lot Type 5 (60 Ft Lot)	404	$78,000	$480,000	$11,580.73	6.74	41.45
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$9,584.05	6.78	41.74
Total	**1,465**					

The projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-53.

Table E-53
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	31	$170,000	$825,000	$1,872.48	$1.1015	$0.2270
Lot Type 2 (100 Ft Lot)	25	$130,000	$725,000	$1,647.78	$1.2675	$0.2273
Lot Type 3 (86 Ft Lot)	123	$111,800	$688,000	$1,554.16	$1.3901	$0.2259
Lot Type 4 (74 Ft Lot)	401	$96,200	$592,000	$1,348.18	$1.4014	$0.2277
Lot Type 5 (60 Ft Lot)	404	$78,000	$480,000	$1,086.04	$1.3924	$0.2263
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$898.79	$1.3828	$0.2247
Total	**1,465**					

G) 2016 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-54 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-26, there were a total of 1,437 residential units representing a total of 888.39 estimated 2016 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in a 2016 revised Assessment per Equivalent Unit of $20,430.22.

The 2016 revised Assessment per dwelling unit was calculated as the product of (i) $20,430.22 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $20,430.22 (i.e., $20,430.22 × 1.00). The 2016 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $17,978.59 (i.e., $20,430.22 × 0.88). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $16,957.08 (i.e., $20,430.22 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,709.76 (i.e., $20,430.22 × 0.72). The 2016 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,849.53 (i.e., $20,430.22 × 0.58). The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,806.50 (i.e., $20,430.22 × 0.48). Table E-54 sets forth the 2016 revised Assessment per dwelling unit for each of the six Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-54
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2016 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	30	$20,430.22	1.00	$20,430.22	per dwelling unit	$612,906
Lot Type 2 (100 Ft Lot)	18	$20,430.22	0.88	$17,978.59	per dwelling unit	$323,615
Lot Type 3 (86 Ft Lot)	115	$20,430.22	0.83	$16,957.08	per dwelling unit	$1,950,064
Lot Type 4 (74 Ft Lot)	402	$20,430.22	0.72	$14,709.76	per dwelling unit	$5,913,322
Lot Type 5 (60 Ft Lot)	391	$20,430.22	0.58	$11,849.53	per dwelling unit	$4,633,164
Lot Type 6 (50 Ft Lot)	481	$20,430.22	0.48	$9,806.50	per dwelling unit	$4,716,928
Total	**1,437**					**$18,150,000**

The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-55.

Table E-55
Projected Leverage – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	30	$170,000	$825,000	$20,430.22	8.32	40.38
Lot Type 2 (100 Ft Lot)	18	$130,000	$725,000	$17,978.59	7.23	40.33
Lot Type 3 (86 Ft Lot)	115	$111,800	$688,000	$16,957.08	6.59	40.57
Lot Type 4 (74 Ft Lot)	402	$96,200	$592,000	$14,709.76	6.54	40.25
Lot Type 5 (60 Ft Lot)	391	$78,000	$480,000	$11,849.53	6.58	40.51
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$9,806.50	6.63	40.79
Total	**1,437**					

The 2016 revised projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-56.

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Table E-56
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	30	$170,000	$825,000	$1,915.9389	$1.1270	$0.2322
Lot Type 2 (100 Ft Lot)	18	$130,000	$725,000	$1,686.0262	$1.2969	$0.2326
Lot Type 3 (86 Ft Lot)	115	$111,800	$688,000	$1,590.2293	$1.4224	$0.2311
Lot Type 4 (74 Ft Lot)	402	$96,200	$592,000	$1,379.4760	$1.4340	$0.2330
Lot Type 5 (60 Ft Lot)	391	$78,000	$480,000	$1,111.2445	$1.4247	$0.2315
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$919.6507	$1.4148	$0.2299
Total	**1,437**					

H) 2021 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-57 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-27, there were a total of 1,389 residential units representing a total of 883.39 estimated 2021 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in a 2021 revised Assessment per Equivalent Unit of $20,545.85.

The 2021 revised Assessment per dwelling unit was calculated as the product of (i) $20,545.85 multiplied by (ii) the applicable 2021 revised Equivalent Unit value for each Lot Type. For example, the 2021 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $20,545.85 (i.e., $20,545.85 × 1.00). The 2021 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $18,080.35 (i.e., $20,545.85 × 0.88). The 2021 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was 17,053.06 (i.e., $20,545.85 × 0.83). The 2021 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,793.01 (i.e., $20,545.85 × 0.72). The 2021 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,916.59 (i.e., $20,545.85 × 0.58). The 2021 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,862.01 (i.e., $20,545.85 × 0.48). The 2021 revised Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit was $13,354.80 (i.e., $20,545.85 × 0.65). Table E-57 sets forth the 2021 revised Assessment per dwelling unit for each of the seven Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-57
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2021 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	14	$20,545.85	1.00	$20,545.85	per dwelling unit	$287,642
Lot Type 2 (100 Ft Lot)	58	$20,545.85	0.88	$18,080.35	per dwelling unit	$1,048,660
Lot Type 3 (86 Ft Lot)	214	$20,545.85	0.83	$17,053.06	per dwelling unit	$3,649,354
Lot Type 4 (74 Ft Lot)	319	$20,545.85	0.72	$14,793.01	per dwelling unit	$4,718,971
Lot Type 5 (60 Ft Lot)	230	$20,545.85	0.58	$11,916.59	per dwelling unit	$2,740,817
Lot Type 6 (50 Ft Lot)	485	$20,545.85	0.48	$9,862.01	per dwelling unit	$4,783,074
Lot Type 7 (65 Ft Lot)	69	$20,545.85	0.65	$13,354.80	per dwelling unit	$921,481
Total	**1,389**					**$18,150,000**

The 2021 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-58.

Table E-58
Projected Leverage – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	14	$170,000	$825,000	$20,545.85	8.27	40.15
Lot Type 2 (100 Ft Lot)	58	$130,000	$725,000	$18,080.35	7.19	40.10
Lot Type 3 (86 Ft Lot)	214	$111,800	$688,000	$17,053.06	6.56	40.34
Lot Type 4 (74 Ft Lot)	319	$96,200	$592,000	$14,793.01	6.50	40.02
Lot Type 5 (60 Ft Lot)	230	$78,000	$480,000	$11,916.59	6.55	40.28
Lot Type 6 (50 Ft Lot)	485	$65,000	$400,000	$9,862.01	6.59	40.56
Lot Type 7 (65 Ft Lot)	69	$87,300	$537,000	$13,354.80	6.54	40.21
Total	**1,389**					

The 2021 revised projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-59.

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Table E-59
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	14	$170,000	$825,000	$1,887	$1.1097	$0.2287
Lot Type 2 (100 Ft Lot)	58	$130,000	$725,000	$1,660	$1.2770	$0.2290
Lot Type 3 (86 Ft Lot)	214	$111,800	$688,000	$1,566	$1.4005	$0.2276
Lot Type 4 (74 Ft Lot)	319	$96,200	$592,000	$1,358	$1.4119	$0.2294
Lot Type 5 (60 Ft Lot)	230	$78,000	$480,000	$1,094	$1.4028	$0.2280
Lot Type 6 (50 Ft Lot)	485	$65,000	$400,000	$906	$1.3931	$0.2264
Lot Type 7 (65 Ft Lot)	69	$87,300	$537,000	$1,226	$1.4046	$0.2283
Total	**1,389**					

I) 2022 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area (Before Refunding)

As shown in Table E-60 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-28, there were a total of 1,366 residential units representing a total of 534.07 estimated 2022 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $33,984.31.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) $33,984.31 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the 2022 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit is $33,984.31 (i.e., $33,984.31 × 1.00). The 2022 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $22,089.80 (i.e., $33,984.31 × 0.65). The 2022 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $16,652.31 (i.e., $33,984.31 × 0.49). The 2022 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $14,634.08 (i.e., $33,984.31 × 0.43). The 2022 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $11,554.67 (i.e., $33,984.31 × 0.34). The 2022 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $9,855.45 (i.e., $33,984.31 × 0.29). The 2022 revised Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $12,574.19 (i.e., $33,984.31 × 0.37). The 2022 revised Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $8,156.23 (i.e., $33,984.31 × 0.24). The 2022 revised Assessment for a Lot Type 9 (35 Ft Lot) dwelling unit is $7,816.39 (i.e., $33,984.31 × 0.23). Table E-60 sets forth the 2022 revised Assessment per dwelling unit for each of the nine Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-60
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2022 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	15	$33,976.67	1.00	$33,976.67	per dwelling unit	$509,650
Lot Type 2 (100 Ft Lot)	58	$33,976.67	0.65	$22,084.84	per dwelling unit	$1,280,921
Lot Type 3 (86 Ft Lot)	234	$33,976.67	0.49	$16,648.57	per dwelling unit	$3,895,766
Lot Type 4 (74 Ft Lot)	304	$33,976.67	0.43	$14,609.97	per dwelling unit	$4,441,431
Lot Type 5 (60 Ft Lot)	221	$33,976.67	0.34	$11,552.07	per dwelling unit	$2,553,007
Lot Type 6 (50 Ft Lot)	234	$33,976.67	0.29	$9,853.24	per dwelling unit	$2,305,657
Lot Type 7 (65 Ft Lot)	167	$33,976.67	0.37	$12,571.37	per dwelling unit	$2,099,419
Lot Type 8 (40 Ft Lot)	73	$33,976.67	0.24	$8,154.40	per dwelling unit	$595,271
Lot Type 9 (35 Ft Lot)	60	$33,976.67	0.23	$7,814.64	per dwelling unit	$468,878
Total	**1,366**					**$18,150,000**

The 2022 revised projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-61.

Table E-61
Projected Leverage – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	15	$400,000	$2,000,000	$33,976.67	11.77	58.86
Lot Type 2 (100 Ft Lot)	58	$260,000	$1,300,000	$22,084.84	11.77	58.86
Lot Type 3 (86 Ft Lot)	234	$195,000	$975,000	$16,648.57	11.71	58.56
Lot Type 4 (74 Ft Lot)	304	$170,000	$850,000	$14,609.97	11.64	58.18
Lot Type 5 (60 Ft Lot)	221	$137,000	$685,000	$11,552.07	11.86	59.30
Lot Type 6 (50 Ft Lot)	234	$117,000	$585,000	$9,853.24	11.87	59.37
Lot Type 7 (65 Ft Lot)	167	$147,000	$735,000	$12,571.37	11.69	58.47
Lot Type 8 (40 Ft Lot)	73	$95,000	$475,000	$8,154.40	11.65	58.25
Lot Type 9 (35 Ft Lot)	60	$90,000	$450,000	$7,814.64	11.52	57.58
Total	**1,366**					

The 2022 revised projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-62.

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Table E-62
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	15	$400,000	$2,000,000	$3,118	$0.7796	$0.1559
Lot Type 2 (100 Ft Lot)	58	$260,000	$1,300,000	$2,027	$0.7796	$0.1559
Lot Type 3 (86 Ft Lot)	234	$195,000	$975,000	$1,528	$0.7836	$0.1567
Lot Type 4 (74 Ft Lot)	304	$170,000	$850,000	$1,341	$0.7888	$0.1578
Lot Type 5 (60 Ft Lot)	221	$137,000	$685,000	$1,060	$0.7739	$0.1548
Lot Type 6 (50 Ft Lot)	234	$117,000	$585,000	$904	$0.7729	$0.1546
Lot Type 7 (65 Ft Lot)	167	$147,000	$735,000	$1,154	$0.7849	$0.1570
Lot Type 8 (40 Ft Lot)	73	$95,000	$475,000	$748	$0.7878	$0.1576
Lot Type 9 (35 Ft Lot)	60	$90,000	$450,000	$717	$0.7969	$0.1594
Total	**1,366**					

J) 2024 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area (After Refunding)

As shown in Table E-63 the total amount of the Phases #2-9 Refunding and Improvement Bonds, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $11,515,000. As shown in Table E-28.2, there were a total of 1,251 residential units representing a total of 488.06 estimated 2024 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $23,593.41.

The updated Assessment per dwelling unit was calculated as the product of (i) $23,593.41 multiplied by (ii) the applicable 2024 revised Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit is $23,593.41 (i.e., $23,593.41 × 1.00). The updated Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $15,335.72 (i.e., $23,593.41 × 0.65). The updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $11,560.77 (i.e., $23,593.41 × 0.49). The updated Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $10,145.17 (i.e., $23,593.41 × 0.43). The updated Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $8,021.76 (i.e., $23,593.41 × 0.34). The 2022 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $6,842.09 (i.e., $23,593.41 × 0.29). The updated Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $8,729.56 (i.e., $23,593.41 × 0.37). The 2024 revised Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $5,662.42 (i.e., $23,593.41 × 0.24). The updated Assessment for a Lot Type 9 (35 Ft Lot) dwelling unit is $5,426.48 (i.e., $23,593.41 × 0.23). Table E-60 sets forth the updated Assessment per dwelling unit for each of the nine Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-63
Assessment Per Unit – Phases #2-9 Major Improvement Area – After Refunding

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	15	$23,593.41	1.00	$23,593.41	per dwelling unit	$353,901
Lot Type 2 (100 Ft Lot)	60	$23,593.41	0.65	$15,335.72	per dwelling unit	$920,143
Lot Type 3 (86 Ft Lot)	223	$23,593.41	0.49	$11,560.77	per dwelling unit	$2,578,052
Lot Type 4 (74 Ft Lot)	226	$23,593.41	0.43	$10,145.17	per dwelling unit	$2,292,808
Lot Type 5 (60 Ft Lot)	208	$23,593.41	0.34	$8,021.76	per dwelling unit	$1,668,526
Lot Type 6 (50 Ft Lot)	227	$23,593.41	0.29	$6,842.09	per dwelling unit	$1,553,154
Lot Type 7 (65 Ft Lot)	166	$23,593.41	0.37	$8,729.56	per dwelling unit	$1,449,107
Lot Type 8 (40 Ft Lot)	66	$23,593.41	0.24	$5,662.42	per dwelling unit	$373,720
Lot Type 9 (35 Ft Lot)	60	$23,593.41	0.23	$5,426.48	per dwelling unit	$325,589
Total	**1,251**					**$11,515,000**

The updated projected leverage calculated based on the updated estimated finished lot values and home values for each Lot Type is shown in Table E-64.

Table E-64
Projected Leverage – Phases #2-9 Major Improvement Area – After Refunding

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	15	$575,000	$2,875,000	$23,593.41	24.37	121.86
Lot Type 2 (100 Ft Lot)	60	$209,812	$1,049,061	$15,335.72	13.68	68.41
Lot Type 3 (86 Ft Lot)	223	$215,746	$1,078,731	$11,560.77	18.66	93.31
Lot Type 4 (74 Ft Lot)	226	$185,649	$928,246	$10,145.17	18.30	91.50
Lot Type 5 (60 Ft Lot)	208	$141,281	$706,407	$8,021.76	17.61	88.06
Lot Type 6 (50 Ft Lot)	227	$109,481	$547,406	$6,842.09	16.00	80.01
Lot Type 7 (65 Ft Lot)	166	$165,977	$829,883	$8,729.56	19.01	95.07
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$5,662.42	16.78	83.89
Lot Type 9 (35 Ft Lot)	60	$104,000	$520,000	$5,426.48	19.17	95.83
Total	**1,251**					

The updated projected tax rate equivalent per unit calculated based on the updated average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-65.

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Table E-65
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – After Refunding

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	15	$575,000	$2,875,000	$4,407	$0.7664	$0.1533
Lot Type 2 (100 Ft Lot)	60	$209,812	$1,049,061	$2,864	$1.3653	$0.2731
Lot Type 3 (86 Ft Lot)	223	$215,746	$1,078,731	$2,159	$1.0009	$0.2002
Lot Type 4 (74 Ft Lot)	226	$185,649	$928,246	$1,895	$1.0207	$0.2041
Lot Type 5 (60 Ft Lot)	208	$141,281	$706,407	$1,498	$1.0605	$0.2121
Lot Type 6 (50 Ft Lot)	227	$109,481	$547,406	$1,278	$1.1673	$0.2335
Lot Type 7 (65 Ft Lot)	166	$165,977	$829,883	$1,631	$0.9824	$0.1965
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$1,058	$1.1133	$0.2227
Lot Type 9 (35 Ft Lot)	60	$104,000	$520,000	$1,014	$0.9746	$0.1949
Total	**1,251**					

K) Original Allocation of Assessments to Lots within Phase #2

As shown in Table E-66, the total amount of the Reimbursement Agreement for Phase #2, which represents the original total Assessment to be allocated on all Parcels within Phase #2, is $5,300,000. As shown in Table E-29, there are a total of 360 residential units representing a total of 214.67 estimated original Equivalent Units for the residential development in Phase #2, resulting in an original Assessment per Equivalent Unit of $24,689.06.

The original Assessment per dwelling unit was calculated as the product of (i) $24,689.06 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $21,726.37 (i.e., $24,689.06 × 1.00). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $20,491.92 (i.e., $24,689.06 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $17,776.12 (i.e., $24,689.06 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $14,319.65 (i.e., $24,689.06 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $11,850.75 (i.e., $24,689.06 × 0.48). Table E-66 sets forth the original Assessment per dwelling unit for each of the five Lot Types in Phase #2.

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Table E-66
Assessment Per Unit – Phase #2 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	4	$24,689.06	0.88	$21,726.37	per dwelling unit	$86,905
Lot Type 3 (86 Ft Lot)	49	$24,689.06	0.83	$20,491.92	per dwelling unit	$1,004,104
Lot Type 4 (74 Ft Lot)	68	$24,689.06	0.72	$17,776.12	per dwelling unit	$1,208,776
Lot Type 5 (60 Ft Lot)	68	$24,689.06	0.58	$14,319.65	per dwelling unit	$973,736
Lot Type 6 (50 Ft Lot)	171	$24,689.06	0.48	$11,850.75	per dwelling unit	$2,026,478
Total	**360**					**$5,300,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-67.

Table E-67
Projected Leverage – Phase #2 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	4	$130,000	$725,000	$21,726.37	5.98	33.37
Lot Type 3 (86 Ft Lot)	49	$111,800	$688,000	$20,491.92	5.46	33.57
Lot Type 4 (74 Ft Lot)	68	$96,200	$592,000	$17,776.12	5.41	33.30
Lot Type 5 (60 Ft Lot)	68	$78,000	$480,000	$14,319.65	5.45	33.52
Lot Type 6 (50 Ft Lot)	171	$65,000	$400,000	$11,850.75	5.48	33.75
Total	**360**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #2 is shown in Table E-68.

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Table E-68
Estimated Tax Rate Equivalent Per Unit – Phase #2 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	4	$130,000	$725,000	$3,477.07	$2.6747	$0.4796
Lot Type 3 (86 Ft Lot)	49	$111,800	$688,000	$3,279.51	$2.9334	$0.4767
Lot Type 4 (74 Ft Lot)	68	$96,200	$592,000	$2,844.88	$2.9573	$0.4806
Lot Type 5 (60 Ft Lot)	68	$78,000	$480,000	$2,291.71	$2.9381	$0.4774
Lot Type 6 (50 Ft Lot)	171	$65,000	$400,000	$1,896.58	$2.9178	$0.4741
Total	**360**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #2 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #2.

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-69.

Table E-69
Updated Projected Leverage – Phase #2

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	4	$260,000	$1,300,000	$21,726.37	11.97	59.84
Lot Type 3 (86 Ft Lot)	49	$195,000	$975,000	$20,491.92	9.52	47.58
Lot Type 4 (74 Ft Lot)	68	$170,000	$850,000	$17,776.12	9.56	47.82
Lot Type 5 (60 Ft Lot)	68	$137,000	$685,000	$14,319.65	9.57	47.84
Lot Type 6 (50 Ft Lot)	171	$117,000	$585,000	$11,850.75	9.87	49.36
Total	**360**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-70.

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Table E-70
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #2

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	4	$260,000	$1,300,000	$3,477.07	$1.3373	$0.2675
Lot Type 3 (86 Ft Lot)	49	$195,000	$975,000	$3,279.51	$1.6818	$0.3364
Lot Type 4 (74 Ft Lot)	68	$170,000	$850,000	$2,844.88	$1.6735	$0.3347
Lot Type 5 (60 Ft Lot)	68	$137,000	$685,000	$2,291.71	$1.6728	$0.3346
Lot Type 6 (50 Ft Lot)	171	$117,000	$585,000	$1,896.58	$1.6210	$0.3242
Total	**360**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #2 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #2.

L) Updated Allocation of Assessments to Lots within Phase #2 (After Refunding)

As shown in Table E-71, the total amount of the Phases #2-9 Refunding and Improvement Bonds for the Phase #2 Improvements, which represents the updated total Assessment to be allocated on all Parcels within Phase #2, is $4,260,000. There are a total of 322 residential units representing a total of 188.61 updated Equivalent Units for the residential development in Phase #2, resulting in an updated Assessment per Equivalent Unit of $22,586.29.

The updated Assessment per dwelling unit was calculated as the product of (i) $22,586.29 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $19,875.93 (i.e., $22,586.29 × 0.88). The updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $18,746.62 (i.e., $22,586.29 × 0.83). The updated Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $16,262.13 (i.e., $22,586.29 × 0.72). The updated Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $13,100.05 (i.e., $22,586.29 × 0.58). The updated Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $10,841.42 (i.e., $22,586.29 × 0.48). Table E-71 sets forth the updated Assessment per dwelling unit for each of the five Lot Types in Phase #2.

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Table E-71
Assessment Per Unit – Phase #2 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 2 (100 Ft Lot)	4	$22,586.29	0.88	$19,875.93	per dwelling unit	$79,504
Lot Type 3 (86 Ft Lot)	43	$22,586.29	0.83	$18,746.62	per dwelling unit	$806,105
Lot Type 4 (74 Ft Lot)	45	$22,586.29	0.72	$16,262.13	per dwelling unit	$731,796
Lot Type 5 (60 Ft Lot)	66	$22,586.29	0.58	$13,100.05	per dwelling unit	$864,603
Lot Type 6 (50 Ft Lot)	164	$22,586.29	0.48	$10,841.42	per dwelling unit	$1,777,993
Total	**322**					**$4,260,000**

The updated projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-72.

Table E-72
Projected Leverage – Phase #2 – (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	4	$209,812	$1,049,061	$19,875.93	10.56	52.78
Lot Type 3 (86 Ft Lot)	43	$215,746	$1,078,731	$18,746.62	11.51	57.54
Lot Type 4 (74 Ft Lot)	45	$185,649	$928,246	$16,262.13	11.42	57.08
Lot Type 5 (60 Ft Lot)	66	$141,281	$706,407	$13,100.05	10.78	53.92
Lot Type 6 (50 Ft Lot)	164	$109,481	$547,406	$10,841.42	10.10	50.49
Total	**322**					

The updated projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #2 is shown in Table E-73.

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Table E-73
Estimated Tax Rate Equivalent Per Unit – Phase #2 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	4	$209,812	$1,049,061	$1,819.02	$0.8670	$0.1734
Lot Type 3 (86 Ft Lot)	43	$215,746	$1,078,731	$1,715.67	$0.7952	$0.1590
Lot Type 4 (74 Ft Lot)	45	$185,649	$928,246	$1,488.29	$0.8017	$0.1603
Lot Type 5 (60 Ft Lot)	66	$141,281	$706,407	$1,198.90	$0.8486	$0.1697
Lot Type 6 (50 Ft Lot)	164	$109,481	$547,406	$992.19	$0.9063	$0.1813
Total	**322**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #2 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #2.

M) Original Allocation of Assessments to Lots within Phase #3

As shown in Table E-74, the total amount of the Reimbursement Agreement for Phase #3, which represents the original total Assessment to be allocated on all Parcels within Phase #3, is $3,700,000. As shown in Table E-31, there are a total of 195 residential units representing a total of 131.67 estimated updated Equivalent Units for the residential development in Phase #3, resulting in an original Assessment per Equivalent Unit of $28,100.55.

The original Assessment per dwelling unit was calculated as the product of (i) $28,100.55 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $23,323.46 (i.e., $28,100.55 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $20,232.40 (i.e., $28,100.55 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $16,298.32 (i.e., $28,100.55 × 0.58). Table E-74 sets forth the original Assessment per dwelling unit for each of the three Lot Types in Phase #3.

Table E-74
Assessment Per Unit – Phase #3 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	25	$28,100.55	0.83	$23,323.46	per dwelling unit	$583,087
Lot Type 4 (74 Ft Lot)	88	$28,100.55	0.72	$20,232.40	per dwelling unit	$1,780,451
Lot Type 5 (60 Ft Lot)	82	$28,100.55	0.58	$16,298.32	per dwelling unit	$1,336,462
Total	**195**					**$3,700,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-75.

Table E-75
Projected Leverage – Phase #3 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	25	$111,800	$688,000	$23,323.46	4.79	29.50
Lot Type 4 (74 Ft Lot)	88	$96,200	$592,000	$20,232.40	4.75	29.26
Lot Type 5 (60 Ft Lot)	82	$78,000	$480,000	$16,298.32	4.79	29.45
Total	**195**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #3 is shown in Table E-76.

Table E-76
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #3 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	25	$111,800	$688,000	$3,331.01	$2.9794	$0.4842
Lot Type 4 (74 Ft Lot)	88	$96,200	$592,000	$2,889.55	$3.0037	$0.4881
Lot Type 5 (60 Ft Lot)	82	$78,000	$480,000	$2,327.69	$2.9842	$0.4849
Total	**195**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #3 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #3.

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-77.

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Table E-77
Updated Projected Leverage – Phase #3

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	25	$195,000	$975,000	$23,323.46	8.36	41.80
Lot Type 4 (74 Ft Lot)	88	$170,000	$850,000	$20,232.40	8.40	42.01
Lot Type 5 (60 Ft Lot)	82	$137,000	$685,000	$16,298.32	8.41	42.03
Total	**195**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-78.

Table E-78
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #3

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	25	$195,000	$975,000	$3,331.01	$1.7082	$0.3416
Lot Type 4 (74 Ft Lot)	88	$170,000	$850,000	$2,889.55	$1.6997	$0.3399
Lot Type 5 (60 Ft Lot)	82	$137,000	$685,000	$2,327.69	$1.6990	$0.3398
Total	**195**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #3 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #3.

N) Updated Allocation of Assessments to Lots within Phase #3 (After Refunding)

As shown in Table E-79, the total amount of the Phases #2-9 Refunding and Improvement Bonds for the Phase #3 Improvements, which represents the updated total Assessment to be allocated on all Parcels within Phase #3, is $2,923,000 There are a total of 157 residential units representing a total of 104.90 estimated updated Equivalent Units for the residential development in Phase #3, resulting in an original Assessment per Equivalent Unit of $27,864.63.

The updated Assessment per dwelling unit was calculated as the product of (i) $27,864.63 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $23,127.65 (i.e., $27,864.63 × 0.83). The updated Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $20,062.54 (i.e., $27,864.63 × 0.72). The updated Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is

$16,161.49 (i.e., $27,864.63 × 0.58). Table E-79 sets forth the original Assessment per dwelling unit for each of the three Lot Types in Phase #3.

Table E-79
Assessment Per Unit – Phase #3 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	24	$27,864.63	0.83	$23,127.65	per dwelling unit	$555,063
Lot Type 4 (74 Ft Lot)	56	$27,864.63	0.72	$20,062.54	per dwelling unit	$1,123,502
Lot Type 5 (60 Ft Lot)	77	$27,864.63	0.58	$16,161.49	per dwelling unit	$1,244,435
Total	**157**					**$2,923,000**

The updated projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-80.

Table E-80
Projected Leverage – Phase #3 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	24	$215,746	$1,078,731	$23,127.65	9.33	46.64
Lot Type 4 (74 Ft Lot)	56	$185,649	$928,246	$20,062.54	9.25	46.27
Lot Type 5 (60 Ft Lot)	77	$141,281	$706,407	$16,161.49	8.74	43.71
Total	**157**					

The updated projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #3 is shown in Table E-81.

Table E-81
Estimated Tax Rate Equivalent Per Unit – Phase #3 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	24	$215,746	$1,078,731	$2,145.14	$0.9943	$0.1989
Lot Type 4 (74 Ft Lot)	56	$185,649	$928,246	$1,860.84	$1.0023	$0.2005
Lot Type 5 (60 Ft Lot)	77	$141,281	$706,407	$1,499.01	$1.0610	$0.2122
Total	**157**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #3 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #3.

O) Original Allocation of Assessments to Lots within Phase #4

As shown in Table E-82, the total amount of the Reimbursement Agreement for Phase #4, which represents the original total Assessment to be allocated on all Parcels within Phase #4, is $167,000. As shown in Table E-33, there are a total of 9 residential units representing a total of 5.94 estimated original Equivalent Units for the residential development in Phase #4, resulting in an original Assessment per Equivalent Unit of $28,114.48.

The original Assessment per dwelling unit was calculated as the product of (i) $28,114.48 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $23,335.02. (i.e., $28,114.48 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $20,242.42 (i.e., $28,114.48 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $16,306.40 (i.e., $28,114.48 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $13,494.95 (i.e., $28,114.48 × 0.48). Table E-82 sets forth the original Assessment per dwelling unit for each of the four Lot Types in Phase #4.

Table E-82
Assessment Per Unit – Phase #4 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	2	$28,114.48	0.83	$23,335.02	per dwelling unit	$46,670
Lot Type 4 (74 Ft Lot)	3	$28,114.48	0.72	$20,242.42	per dwelling unit	$60,727
Lot Type 5 (60 Ft Lot)	2	$28,114.48	0.58	$16,306.40	per dwelling unit	$32,613
Lot Type 6 (50 Ft Lot)	2	$28,114.48	0.48	$13,494.95	per dwelling unit	$26,990
Total	**9**					**$167,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-83.

Table E-83
Projected Leverage – Phase #4 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	2	$111,800	$688,000	$23,335.02	4.79	29.48
Lot Type 4 (74 Ft Lot)	3	$96,200	$592,000	$20,242.42	4.75	29.25
Lot Type 5 (60 Ft Lot)	2	$78,000	$480,000	$16,306.40	4.78	29.44
Lot Type 6 (50 Ft Lot)	2	$65,000	$400,000	$13,494.95	4.82	29.64
Total	**9**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #4 is shown in Table E-84.

Table E-84
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #4 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	2	$111,800	$688,000	$3,286.83	$2.9399	$0.4777
Lot Type 4 (74 Ft Lot)	3	$96,200	$592,000	$2,851.22	$2.9638	$0.4816
Lot Type 5 (60 Ft Lot)	2	$78,000	$480,000	$2,296.82	$2.9446	$0.4785
Lot Type 6 (50 Ft Lot)	2	$65,000	$400,000	$1,900.82	$2.9243	$0.4752
Total	**9**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #4 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #4.

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-85.

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Table E-85
Updated Projected Leverage – Phase #4

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	2	$195,000	$975,000	$23,335.02	8.36	41.78
Lot Type 4 (74 Ft Lot)	3	$170,000	$850,000	$20,242.42	8.40	41.99
Lot Type 5 (60 Ft Lot)	2	$137,000	$685,000	$16,306.40	8.40	42.01
Lot Type 6 (50 Ft Lot)	2	$117,000	$585,000	$13,494.95	8.67	43.35
Total	**9**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-86.

Table E-86
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #4

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	2	$195,000	$975,000	$3,287	$1.6856	$0.3371
Lot Type 4 (74 Ft Lot)	3	$170,000	$850,000	$2,851	$1.6772	$0.3354
Lot Type 5 (60 Ft Lot)	2	$137,000	$685,000	$2,297	$1.6765	$0.3353
Lot Type 6 (50 Ft Lot)	2	$117,000	$585,000	$1,901	$1.6246	$0.3249
Total	**9**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #4 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #4.

P) Allocation of Assessments to Lots within Phase #4 (After Refunding)

As shown in Table E-87, the total amount of Phases #2-9 Refunding and Improvement Bonds for the Phase #4 Improvements, which represents the updated total Assessment to be allocated on all Parcels within Phase #4, is $164,000. There are a total of 9 residential units representing a total of 5.94 estimated Equivalent Units for the residential development in Phase #4, resulting in an original Assessment per Equivalent Unit of $27,609.43.

The updated Assessment per dwelling unit was calculated as the product of (i) $27,609.43 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $22,915.82 (i.e., $27,609.43 × 0.83). The updated Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $19,878.79 (i.e.,

$27,609.43 × 0.72). The updated Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $16,013.47 (i.e., $27,609.43 × 0.58). The updated Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $13,252.53 (i.e., $27,609.43 × 0.48). Table E-87 sets forth the original Assessment per dwelling unit for each of the four Lot Types in Phase #4.

Table E-87
Assessment Per Unit – Phase #4 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	2	$27,609.43	0.83	$22,915.82	per dwelling unit	$45,832
Lot Type 4 (74 Ft Lot)	3	$27,609.43	0.72	$19,878.79	per dwelling unit	$59,636
Lot Type 5 (60 Ft Lot)	2	$27,609.43	0.58	$16,013.47	per dwelling unit	$32,027
Lot Type 6 (50 Ft Lot)	2	$27,609.43	0.48	$13,252.53	per dwelling unit	$26,505
Total	**9**					**$164,000**

The updated projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-88.

Table E-88
Projected Leverage – Phase #4 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	2	$215,746	$1,078,731	$22,915.82	9.41	47.07
Lot Type 4 (74 Ft Lot)	3	$185,649	$928,246	$19,878.79	9.34	46.70
Lot Type 5 (60 Ft Lot)	2	$141,281	$706,407	$16,013.47	8.82	44.11
Lot Type 6 (50 Ft Lot)	2	$109,481	$547,406	$13,252.53	8.26	41.31
Total	**9**					

The updated projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #4 is shown in Table E-89.

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Table E-89
Estimated Tax Rate Equivalent Per Unit – Phase #4 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	2	$215,746	$1,078,731	$2,128	$0.9865	$0.1973
Lot Type 4 (74 Ft Lot)	3	$185,649	$928,246	$1,846	$0.9944	$0.1989
Lot Type 5 (60 Ft Lot)	2	$141,281	$706,407	$1,487	$1.0527	$0.2105
Lot Type 6 (50 Ft Lot)	2	$109,481	$547,406	$1,231	$1.1242	$0.2248
Total	**9**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #4 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #4.

Q) Original Allocation of Assessments to Lots within Phase #5

As shown in Table E-90, the total amount of the Reimbursement Agreement for Phase #5, which represents the original total Assessment to be allocated on all Parcels within Phase #5, is $2,510,000. As shown in Table E-35, there were a total of 96 residential units representing a total of 73.20 estimated original Equivalent Units for the residential development in Phase #5, resulting in an original Assessment per Equivalent Unit of $34,289.62.

The original Assessment per dwelling unit was calculated as the product of (i) $34,289.62 multiplied by (ii) the applicable 2021 revised Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $28,460.38 (i.e., $34,289.62 × 0.83). The original Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $22,288.25 (i.e., $34,289.62 × 0.65). Table E-90 sets forth the original Assessment per dwelling unit for each of the two Lot Types in Phase #5.

Table E-90
Assessment Per Unit – Phase #5 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	60	$34,289.62	0.83	$28,460.38	per dwelling unit	$1,707,623
Lot Type 7 (65 Ft Lot)	36	$34,289.62	0.65	$22,288.25	per dwelling unit	$802,377
Total	**96**					**$2,510,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-91.

Table E-91
Projected Leverage – Phase #5 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	60	$111,800	$688,000	$28,460.38	3.93	24.17
Lot Type 7 (65 Ft Lot)	36	$87,300	$537,000	$22,288.25	3.92	24.09
Total	**96**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #5 is shown in Table E-92.

Table E-92
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #5 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	60	$111,800	$688,000	$3,667.28	$3.2802	$0.5330
Lot Type 7 (65 Ft Lot)	36	$87,300	$537,000	$2,871.97	$3.2898	$0.5348
Total	**96**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #5 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #5.

R) 2022 Revised Allocation of Assessments to Lots within Phase #5

As shown in Table E-93, the total amount of the Reimbursement Agreement for Phase #5, which represents the original total Assessment to be allocated on all Parcels within Phase #5, is $2,510,000. As shown in Table E-36, there are a total of 96 residential units representing a total of 72.84 estimated 2022 revised Equivalent Units for the residential development in Phase #5, resulting in a 2022 revised Assessment per Equivalent Unit of $34,459.09.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) $34,459.09 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the 2022 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $28,601.04 (i.e., $34,459.09 × 0.83). The original Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $22,398.41 (i.e., $34,459.09 × 0.65). Table E-93 sets forth the original Assessment per dwelling unit for each of the two Lot Types in Phase #5.

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Table E-93
Assessment Per Unit – Phase #5 – 2022 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	58	$34,459.09	0.83	$28,601.04	per dwelling unit	$1,658,861
Lot Type 7 (65 Ft Lot)	38	$34,459.09	0.65	$22,398.41	per dwelling unit	$851,139
Total	**96**					**$2,510,000**

The 2022 revised projected leverage calculated based on the 2022 revised estimated finished lot value, home value, and revised lot count. As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. In addition, the actual lot count for each Lot Type within Phase #5 has been updated by the Developer based on the final plat. The updated projected leverage calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-94.

Table E-94
Projected Leverage – Phase #5 – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	58	$195,000	$975,000	$28,601.04	6.82	34.09
Lot Type 7 (65 Ft Lot)	38	$147,000	$735,000	$22,398.41	6.56	32.81
Total	**96**					

As shown in Table E-21, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. In addition, the actual lot count for each Lot Type within Phase #5 has been updated by the Developer based on the final plat. The updated projected tax rate equivalent per unit calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-95.

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Table E-95
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #5 – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	58	$195,000	$975,000	$3,667	$1.8807	$0.3761
Lot Type 7 (65 Ft Lot)	38	$147,000	$735,000	$2,872	$1.9537	$0.3907
Total	**96**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #5 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #5.

S) 2022 Revised Allocation of Assessments to Lots within Phase #5 (After Refunding)

As shown in Table E-96, the total amount of the Phases #2-9 Refunding and Improvement Bonds for Phase #5, which represents the updated total Assessment to be allocated on all Parcels within Phase #5, is $2,395,000. There are a total of 93 residential units representing a total of 69.70 estimated 2022 revised Equivalent Units for the residential development in Phase #5, resulting in an updated Assessment per Equivalent Unit of $34,361.55.

The updated Assessment per dwelling unit was calculated as the product of (i) $34,361.55 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the updated Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $28,520.09 (i.e., $34,361.55 × 0.83). The updated Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $22,335.01 (i.e., $34,361.55 × 0.65). Table E-96 sets forth the original Assessment per dwelling unit for each of the two Lot Types in Phase #5.

Table E-96
Assessment Per Unit – Phase #5 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	55	$34,361.55	0.83	$28,520.09	per dwelling unit	$1,568,605
Lot Type 7 (65 Ft Lot)	37	$34,361.55	0.65	$22,335.01	per dwelling unit	$826,395
Total	**92**					**$2,395,000**

The updated projected leverage calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-97.

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Table E-97
Projected Leverage – Phase #5 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	55	$215,746	$1,078,731	$28,520.09	7.56	37.82
Lot Type 7 (65 Ft Lot)	37	$165,977	$829,883	$22,335.01	7.43	37.16
Total	**92**					

The updated projected tax rate equivalent per unit calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-98.

Table E-98
Estimated Tax Rate Equivalent Per Unit – Phase #5 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	55	$215,746	$1,078,731	$2,545	$1.1795	$0.2359
Lot Type 7 (65 Ft Lot)	37	$165,977	$829,883	$1,993	$1.2007	$0.2401
Total	**92**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #5 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #5.

T) Original Allocation of Assessments to Lots within Phase #6

As shown in Table E-99, the original total amount of the Reimbursement Agreement for Phase #6, which represents the total Assessment to be allocated on all Parcels within Phase #6, is $5,967,861. As shown in Table E-37, there are a total of 257 residential units representing a total of 83.22 estimated Equivalent Units for the residential development in Phase #6, resulting in an Assessment per Equivalent Unit of $71,711.86.

The original Assessment per dwelling unit was calculated as the product of (i) $71,711.86 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $30,836.10 (i.e., $71,711.86 × 0.43). The Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $24,382.03 (i.e., $71,711.86 × 0.34). The Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,796.44 (i.e., $71,711.86 × 0.29). The Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $17,210.85 (i.e., $71,711.86 × 0.24). Table E-99 sets forth the Assessment per dwelling unit for each of the four Lot Types in Phase #6.

Table E-99
Assessment Per Unit – Phase #6 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 4 (74 Ft Lot)	61	$71,711.86	0.43	$30,836.10	per dwelling unit	$1,881,002
Lot Type 5 (60 Ft Lot)	69	$71,711.86	0.34	$24,382.03	per dwelling unit	$1,682,360
Lot Type 6 (50 Ft Lot)	61	$71,711.86	0.29	$20,796.44	per dwelling unit	$1,268,583
Lot Type 8 (40 Ft Lot)	66	$71,711.86	0.24	$17,210.85	per dwelling unit	$1,135,916
Total	**257**					**$5,967,861**

The original projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-100.

Table E-100
Projected Leverage – Phase #6 - Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (74 Ft Lot)	61	$170,000	$850,000	$30,836.10	5.51	27.57
Lot Type 5 (60 Ft Lot)	69	$137,000	$685,000	$24,382.03	5.62	28.09
Lot Type 6 (50 Ft Lot)	61	$117,000	$585,000	$20,796.44	5.63	28.13
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$17,210.85	5.52	27.60
Total	**257**					

The original projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #6 is shown in Table E-101.

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Table E-101
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #6 - Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 4 (74 Ft Lot)	61	$170,000	$850,000	$3,111.07	$1.8300	$0.3660
Lot Type 5 (60 Ft Lot)	69	$137,000	$685,000	$2,459.92	$1.7956	$0.3591
Lot Type 6 (50 Ft Lot)	61	$117,000	$585,000	$2,098.16	$1.7933	$0.3587
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$1,736.41	$1.8278	$0.3656
Total	**257**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #6 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #6.

U) Allocation of Assessments to Lots within Phase #6 (After Refunding)

As shown in Table E-102, the proportional share of Phases #2-9 Refunding and Improvement Bonds total for Phase #6, which represents the total Assessment to be allocated on all Parcels within Phase #6, is $5,057,000. There are a total of 225 residential units representing a total of 71.33 estimated Equivalent Units for the residential development in Phase #6, resulting in an Assessment per Equivalent Unit of $70,895.84.

The updated Assessment per dwelling unit was calculated as the product of (i) $70,895.84 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $30,485.21 (i.e., 70,895.84 × 0.43). The Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $24,104.58 (i.e., $70,895.84 × 0.34). The Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,559.79 (i.e., $70,895.84 × 0.29). The Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $17,015.00 (i.e., $70,895.84 × 0.24). Table E-102 sets forth the Assessment per dwelling unit for each of the four Lot Types in Phase #6.

Table E-102
Assessment Per Unit – Phase #6 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 4 (74 Ft Lot)	42	$70,895.84	0.43	$30,485.21	per dwelling unit	$1,280,379
Lot Type 5 (60 Ft Lot)	63	$70,895.84	0.34	$24,104.58	per dwelling unit	$1,518,589
Lot Type 6 (50 Ft Lot)	61	$70,895.84	0.29	$20,559.79	per dwelling unit	$1,254,147
Lot Type 8 (40 Ft Lot)	59	$70,895.84	0.24	$17,015.00	per dwelling unit	$1,003,885
Total	**225**					**$5,057,000**

The updated projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-103.

Table E-103
Projected Leverage – Phase #6 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (74 Ft Lot)	42	$185,649	$928,246	$30,485.21	6.09	30.45
Lot Type 5 (60 Ft Lot)	63	$141,281	$706,407	$24,104.58	5.86	29.31
Lot Type 6 (50 Ft Lot)	61	$109,481	$547,406	$20,559.79	5.33	26.63
Lot Type 8 (40 Ft Lot)	59	$95,000	$475,000	$17,015.00	5.58	27.92
Total	**225**					

The updated projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #6 is shown in Table E-104.

Table E-104
Estimated Tax Rate Equivalent Per Unit – Phase #6 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 4 (74 Ft Lot)	42	$185,649	$928,246	$2,420.31	$1.3037	$0.2607
Lot Type 5 (60 Ft Lot)	63	$141,281	$706,407	$1,913.73	$1.3546	$0.2709
Lot Type 6 (50 Ft Lot)	61	$109,481	$547,406	$1,632.30	$1.4909	$0.2982
Lot Type 8 (40 Ft Lot)	59	$95,000	$475,000	$1,350.87	$1.4220	$0.2844
Total	**225**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #6 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #6.

V) Original Allocation of Assessments to Lots within Phase #7

As shown in Table E-105, the original total amount of the Reimbursement Agreement for Phase #7, which represents the total Assessment to be allocated on all Parcels within Phase #7, is $7,920,908. As shown in Table E-38, there are a total of 171 residential units representing a total of 93.51 estimated Equivalent Units for the residential development in Phase #7, resulting in an Assessment per Equivalent Unit of $84,706.53.

The original Assessment per dwelling unit was calculated as the product of (i) $84,706.53 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For

example, the Assessment for a Lot Type 1 (One-acre Lot) dwelling unit is $84,706.53 (i.e., $84,706.53 × 1.0). The Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $55,059.25 (i.e., $84,706.53 × 0.65). The Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $41,506.20 (i.e., $84,706.53 × 0.49). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is $36,423.81 (i.e., $84,706.53 × 0.43). The Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $31,341.42 (i.e., $84,706.53 × 0.37). Table 105 sets forth the Assessment per dwelling unit for each of the five Lot Types in Phase #7.

Table E-105
Assessment Per Unit – Phase #7 - Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	14	$84,706.53	1.00	$84,706.53	per dwelling unit	$1,185,891
Lot Type 2 (100 Ft Lot)	54	$84,706.53	0.65	$55,059.25	per dwelling unit	$2,973,199
Lot Type 3 (86 Ft Lot)	33	$84,706.53	0.49	$41,506.20	per dwelling unit	$1,369,705
Lot Type 4 (74 Ft Lot)	39	$84,706.53	0.43	$36,423.81	per dwelling unit	$1,420,529
Lot Type 7 (65 Ft Lot)	31	$84,706.53	0.37	$31,341.42	per dwelling unit	$971,584
Total	171					**$7,920,908**

The original projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-106.

Table E-106
Projected Leverage – Phase #7 - Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$84,706.53	6.79	33.94
Lot Type 2 (100 Ft Lot)	54	$260,000	$1,300,000	$55,059.25	4.72	23.61
Lot Type 3 (86 Ft Lot)	33	$222,000	$1,110,000	$41,506.20	5.35	26.74
Lot Type 4 (74 Ft Lot)	39	$216,000	$1,080,000	$36,423.81	5.93	29.65
Lot Type 7 (65 Ft Lot)	31	$193,000	$965,000	$31,341.42	6.16	30.79
Total	**171**					

The original projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #7 is shown in Table E-107.

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Table E-107
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #7 - Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$9,149.25	$1.5912	$0.3182
Lot Type 2 (100 Ft Lot)	54	$260,000	$1,300,000	$5,947.01	$2.2873	$0.4575
Lot Type 3 (86 Ft Lot)	33	$222,000	$1,110,000	$4,483.13	$2.0194	$0.4039
Lot Type 4 (74 Ft Lot)	39	$216,000	$1,080,000	$3,934.18	$1.8214	$0.3643
Lot Type 7 (65 Ft Lot)	31	$193,000	$965,000	$3,385.22	$1.7540	$0.3508
Total	**171**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #7 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #7.

W) Original Allocation of Assessments to Lots within Phase #7 (After Refunding)

As shown in Table E-108, the proportional share of the Phases #2-9 Refunding and Improvement Bonds for the Phase #7 Improvements, which represents the total Assessment to be allocated on all Parcels within Phase #7, is $7,770,000. There are a total of 167 residential units representing a total of 91.73 estimated Equivalent Units for the residential development in Phase #7, resulting in an Assessment per Equivalent Unit of $84,705.11.

The Assessment per dwelling unit was calculated as the product of (i) $84,705.11 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (One-acre Lot) dwelling unit is $84,705.11 (i.e., $84,705.11 × 1.0). The updated Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $55,058.32 (i.e., $84,705.11 × 0.65). The Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $41,505.51 (i.e., $84,705.11 × 0.49). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is $36,423.20 (i.e., $84,705.11 × 0.43). The Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $31,340.89 (i.e., $84,705.11 × 0.37). Table E-108 sets forth the Assessment per dwelling unit for each of the five Lot Types in Phase #7.

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Table E-108
Assessment Per Unit – Phase #7 (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	14	$84,705.11	1.00	$84,705.11	per dwelling unit	$1,185,872
Lot Type 2 (100 Ft Lot)	54	$84,705.11	0.65	$55,058.32	per dwelling unit	$2,973,149
Lot Type 3 (86 Ft Lot)	32	$84,705.11	0.49	$41,505.51	per dwelling unit	$1,328,176
Lot Type 4 (74 Ft Lot)	36	$84,705.11	0.43	$36,423.20	per dwelling unit	$1,311,235
Lot Type 7 (65 Ft Lot)	31	$84,705.11	0.37	$31,340.89	per dwelling unit	$971,568
Total	**167**					**$7,770,000**

The updated projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-109

Table E-109
Projected Leverage – Phase #7 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$84,705.11	6.79	33.94
Lot Type 2 (100 Ft Lot)	54	$209,812	$1,049,061	$55,058.32	3.81	19.05
Lot Type 3 (86 Ft Lot)	32	$215,746	$1,078,731	$41,505.51	5.20	25.99
Lot Type 4 (74 Ft Lot)	36	$185,649	$928,246	$36,423.20	5.10	25.49
Lot Type 7 (65 Ft Lot)	31	$165,977	$829,883	$31,340.89	5.30	26.48
Total	**167**					

The updated projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #7 is shown in Table E-110.

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Table E-110
Estimated Tax Rate Equivalent Per Unit – Phase #7 (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$6,203.76	$1.0789	$0.2158
Lot Type 2 (100 Ft Lot)	54	$209,812	$1,049,061	$4,032.45	$1.9219	$0.3844
Lot Type 3 (86 Ft Lot)	32	$215,746	$1,078,731	$3,039.84	$1.4090	$0.2818
Lot Type 4 (74 Ft Lot)	36	$185,649	$928,246	$2,667.62	$1.4369	$0.2874
Lot Type 7 (65 Ft Lot)	31	$165,977	$829,883	$2,295.39	$1.3830	$0.2766
Total	**167**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #7 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #7.

A) Original Allocation of Assessments to Lots within Phases #8-9

As shown in Table E-111, the total amount of the Phases #8-9 Improvement Bonds for Phases #8-9, which represents the total Assessment to be allocated on all Parcels within Phases #8-9, is $10,800,000. As shown in Table E-39, there are a total of 277 residential units representing a total of 104.30 estimated Equivalent Units for the residential development in Phases #8-9, resulting in an Assessment per Equivalent Unit of $103,547.46.

The Assessment per dwelling unit was calculated as the product of (i) $103.547.46 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $67,305.85 (i.e., $103.547.46 × 0.65). The Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $50,738.26 (i.e., $103.547.46 × 0.49). The Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $44,525.41 (i.e., $103.547.46 × 0.43). The Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $38,312.56 (i.e., $103.547.46 × 0.37). The Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $24,851.39 (i.e., $103.547.46 × 0.37). The Assessment for a Lot Type 9 (30 Ft Lot) dwelling unit is $23,815.92 (i.e., $103.547.46 × 0.23). Table E-111 sets forth the Assessment per dwelling unit for each of the five Lot Types in Phases #8-9.

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Table E-111
Assessment Per Unit – Phases #8-9

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 2 (100 Ft Lot)	2	$103,547.46	0.65	$67,305.85	per dwelling unit	$134,612
Lot Type 3 (86 Ft Lot)	66	$103,547.46	0.49	$50,738.26	per dwelling unit	$3,348,725
Lot Type 4 (74 Ft Lot)	44	$103,547.46	0.43	$44,525.41	per dwelling unit	$1,959,118
Lot Type 7 (65 Ft Lot)	98	$103,547.46	0.37	$38,312.56	per dwelling unit	$3,754,631
Lot Type 8 (40 Ft Lot)	7	$103,547.46	0.24	$24,851.39	per dwelling unit	$173,960
Lot Type 9 (35 Ft Lot)	60	$103,547.46	0.23	$23,815.92	per dwelling unit	$1,428,955
Total	**277**					**$10,800,000**

The projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-112.

Table E-112
Projected Leverage – Phases #8-9

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	2	$330,000	$1,915,000	$67,305.85	4.90	28.45
Lot Type 3 (86 Ft Lot)	66	$283,800	$1,365,000	$50,738.26	5.59	26.90
Lot Type 4 (74 Ft Lot)	44	$244,200	$1,003,000	$44,525.41	5.48	22.53
Lot Type 7 (65 Ft Lot)	98	$214,500	$945,000	$38,312.56	5.60	24.67
Lot Type 8 (40 Ft Lot)	7	$132,000	$558,000	$24,851.39	5.31	22.45
Lot Type 9 (35 Ft Lot)	60	$114,000	$520,000	$23,815.92	4.79	21.83

The projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phases #8-9 is shown in Table E-113.

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Table E-113
Estimated Tax Rate Equivalent Per Unit (Combined) – Phases #8-9

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	2	$330,000	$1,915,000	$5,453.58	$1.6526	$0.2848
Lot Type 3 (86 Ft Lot)	66	$283,800	$1,365,000	$4,111.16	$1.4486	$0.3012
Lot Type 4 (74 Ft Lot)	44	$244,200	$1,003,000	$3,607.76	$1.4774	$0.3597
Lot Type 7 (65 Ft Lot)	98	$214,500	$945,000	$3,104.35	$1.4472	$0.3285
Lot Type 8 (40 Ft Lot)	7	$132,000	$558,000	$2,013.63	$1.5255	$0.3609
Lot Type 9 (35 Ft Lot)	60	$114,000	$520,000	$1,929.73	$1.6927	$0.3711

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APPENDIX F
PHASES #2-9 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix F
Phases #2-9 Major Improvement Area Assessment Roll

Parcel	**All Parcels**
Equivalent Units (2022 Revised)	**488.06**
Outstanding Assessment	**$11,515,000**

Year[1]	Principal[2]	Interest[2]	CCMI[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest/ Available Credits	Total Annual Installment
2015	$0	$1,357,376	$8,529	$35,700	$0	($795,125)	$1,963,856
2016	$359,000	$1,357,376	$95,041	$36,414	$0	($330,674)	$3,233,533
2017	$359,000	$1,307,696	$185,082	$37,071	$0	($92,432)	$3,463,113
2018	$395,000	$1,283,534	$211,250	$20,000	$0	($211,250)	$3,377,068
2019	$430,000	$1,112,744	$0	$26,273	$0	($50,722)	$3,061,039
2020	$400,794	$937,706	$0	$29,000	$59,237	($16,115)	$2,749,122
2021	$425,000	$896,874	$0	$33,000	$56,824	($6,951)	$2,726,621
2022	$457,000	$847,812	$0	$37,355	$53,563	$0	$2,700,542
2023	$455,000	$815,006	$0	$29,780	$51,221	$0	$2,621,013
2024	$454,000	$769,762	$0	$38,102	$48,218	$0	$2,533,844
2025	$713,000	$337,453	$0	$29,811	$0	$0	$2,130,717
2026	$494,000	$540,100	$0	$30,407	$57,575	$0	$2,156,182
2027	$526,000	$515,400	$0	$31,015	$54,010	$0	$2,167,825
2028	$551,000	$489,100	$0	$31,636	$51,540	$0	$2,163,376
2029	$595,000	$461,550	$0	$32,268	$48,910	$0	$2,194,278
2030	$606,000	$431,800	$0	$32,914	$46,155	$0	$2,154,669
2031	$636,000	$401,500	$0	$33,572	$43,180	$0	$2,151,752
2032	$673,000	$369,700	$0	$34,243	$40,150	$0	$2,159,793
2033	$700,000	$336,050	$0	$34,928	$36,970	$0	$2,143,998
2034	$746,000	$301,050	$0	$35,627	$33,605	$0	$2,163,332
2035	$771,000	$263,750	$0	$36,339	$30,105	$0	$2,135,944
2036	$807,000	$225,200	$0	$37,066	$26,375	$0	$2,127,841
2037	$852,000	$184,850	$0	$37,808	$22,520	$0	$2,134,028
2038	$894,000	$142,250	$0	$38,564	$18,485	$0	$2,129,549
2039	$956,000	$97,550	$0	$39,335	$14,225	$0	$2,160,660
2040	$995,000	$49,750	$0	$40,122	$9,755	$0	$2,139,377
Total	**$15,249,794**	**$15,832,939**	**$499,902**	**$878,350**	**$802,623**	**($1,503,269)**	**$62,843,072**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]The principal and interest amounts represent the debt service requirements of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

[3]Amounts represent the debt service on the 2015 CCMI. The portion of the Assessment related to the 2015 CCMI was released in 2020.

[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2635984	Various	104.30	$2,637,268.95	$158,694.38	$2,478,574.57
2766631	6	0.48	$7,192.19	$432.78	$6,759.41
2766647	6	0.48	$7,192.19	$432.78	$6,759.41
2766648	6	0.48	$7,192.19	$432.78	$6,759.41
2766649	6	0.48	$7,192.19	$432.78	$6,759.41
2766650	6	0.48	$7,192.19	$432.78	$6,759.41
2766651	6	0.48	$7,192.19	$432.78	$6,759.41
2766652	6	0.48	$7,192.19	$432.78	$6,759.41
2766653	6	0.48	$7,192.19	$432.78	$6,759.41
2766654	6	0.48	$7,192.19	$432.78	$6,759.41
2766655	6	0.48	$7,192.19	$432.78	$6,759.41
2766656	6	0.48	$7,192.19	$432.78	$6,759.41
2766657	6	0.48	$7,192.19	$432.78	$6,759.41
2766658	6	0.48	$7,192.19	$432.78	$6,759.41
2766659	6	0.48	$7,192.19	$432.78	$6,759.41
2766660	6	0.48	$7,192.19	$432.78	$6,759.41
2766661	6	0.48	$7,192.19	$432.78	$6,759.41
2766662	6	0.48	$7,192.19	$432.78	$6,759.41
2766663	6	0.48	$7,192.19	$432.78	$6,759.41
2766664	6	0.48	$7,192.19	$432.78	$6,759.41
2766665	6	0.48	$7,192.19	$432.78	$6,759.41
2766666	6	0.48	$7,192.19	$432.78	$6,759.41
2766667	6	0.32	$4,794.79	$288.52	$4,506.27
2886355	6	0.16	$2,397.40	$144.26	$2,253.14
2766668	6	0.48	$7,192.19	$432.78	$6,759.41
2766669	6	0.48	$7,192.19	$432.78	$6,759.41
2766670	6	0.48	$7,192.19	$432.78	$6,759.41
2766671	6	0.48	$7,192.19	$432.78	$6,759.41
2766672	6	0.48	$7,192.19	$432.78	$6,759.41
2766673	6	0.48	$7,192.19	$432.78	$6,759.41
2766674	6	0.48	$7,192.19	$432.78	$6,759.41
2766675	6	0.48	$7,192.19	$432.78	$6,759.41
2766676	6	0.48	$7,192.19	$432.78	$6,759.41
2766677	6	0.48	$7,192.19	$432.78	$6,759.41
2766678	6	0.48	$7,192.19	$432.78	$6,759.41
2766679	6	0.48	$7,192.19	$432.78	$6,759.41
2766680	6	0.48	$7,192.19	$432.78	$6,759.41
2766681	6	0.48	$7,192.19	$432.78	$6,759.41
2766682	6	0.48	$7,192.19	$432.78	$6,759.41
2766683	6	0.48	$7,192.19	$432.78	$6,759.41
2766684	6	0.48	$7,192.19	$432.78	$6,759.41
2766685	6	0.48	$7,192.19	$432.78	$6,759.41
2766686	6	0.48	$7,192.19	$432.78	$6,759.41
2766687	6	0.48	$7,192.19	$432.78	$6,759.41
2766688	6	0.48	$7,192.19	$432.78	$6,759.41
2766689	6	0.48	$7,192.19	$432.78	$6,759.41
2766690	6	0.48	$7,192.19	$432.78	$6,759.41
2766691	6	0.48	$7,192.19	$432.78	$6,759.41
2766692	6	0.48	$7,192.19	$432.78	$6,759.41
2766693	6	0.48	$7,192.19	$432.78	$6,759.41
2766694	6	0.48	$7,192.19	$432.78	$6,759.41
2766695	6	0.48	$7,192.19	$432.78	$6,759.41
2766696	6	0.48	$7,192.19	$432.78	$6,759.41
2766697	6	0.48	$7,192.19	$432.78	$6,759.41
2766698	6	0.48	$7,192.19	$432.78	$6,759.41
2766699	6	0.48	$7,192.19	$432.78	$6,759.41
2766700	6	0.48	$7,192.19	$432.78	$6,759.41
2766701	6	0.48	$7,192.19	$432.78	$6,759.41
2766702	6	0.48	$7,192.19	$432.78	$6,759.41
2766703	6	0.48	$7,192.19	$432.78	$6,759.41

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2766704	6	0.48	$7,192.19	$432.78	$6,759.41
2766705	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766707	5	0.58	$8,690.56	$522.94	$8,167.62
2766708	5	0.58	$8,690.56	$522.94	$8,167.62
2766709	5	0.58	$8,690.56	$522.94	$8,167.62
2766710	5	0.58	$8,690.56	$522.94	$8,167.62
2766711	5	0.58	$8,690.56	$522.94	$8,167.62
2766712	5	0.58	$8,690.56	$522.94	$8,167.62
2766713	5	0.58	$8,690.56	$522.94	$8,167.62
2766714	5	0.58	$8,690.56	$522.94	$8,167.62
2766715	5	0.58	$8,690.56	$522.94	$8,167.62
2766716	5	0.58	$8,690.56	$522.94	$8,167.62
2766717	5	0.58	$8,690.56	$522.94	$8,167.62
2766718	5	0.58	$8,690.56	$522.94	$8,167.62
2766719	5	0.58	$8,690.56	$522.94	$8,167.62
2766720	5	0.58	$8,690.56	$522.94	$8,167.62
2766721	5	0.58	$8,690.56	$522.94	$8,167.62
2766723	5	0.58	$8,690.56	$522.94	$8,167.62
2766724	5	0.58	$8,690.56	$522.94	$8,167.62
2766725	5	0.58	$8,690.56	$522.94	$8,167.62
2766726	5	0.58	$8,690.56	$522.94	$8,167.62
2766727	5	0.58	$8,690.56	$522.94	$8,167.62
2766728	5	0.58	$8,690.56	$522.94	$8,167.62
2766729	5	0.58	$8,690.56	$522.94	$8,167.62
2766730	5	0.58	$8,690.56	$522.94	$8,167.62
2766731	5	0.58	$8,690.56	$522.94	$8,167.62
2766732	5	0.58	$8,690.56	$522.94	$8,167.62
2766733	5	0.58	$8,690.56	$522.94	$8,167.62
2766734	5	0.58	$8,690.56	$522.94	$8,167.62
2766735	5	0.58	$8,690.56	$522.94	$8,167.62
2766736	5	0.58	$8,690.56	$522.94	$8,167.62
2766737	5	0.58	$8,690.56	$522.94	$8,167.62
2766738	5	0.58	$8,690.56	$522.94	$8,167.62
2766739	5	0.58	$8,690.56	$522.94	$8,167.62
2766740	5	0.58	$8,690.56	$522.94	$8,167.62
2766741	6	0.48	$7,192.19	$432.78	$6,759.41
2766742	6	0.48	$7,192.19	$432.78	$6,759.41
2766743	6	0.48	$7,192.19	$432.78	$6,759.41
2766744	6	0.48	$7,192.19	$432.78	$6,759.41
2766745	6	0.48	$7,192.19	$432.78	$6,759.41
2766746	6	0.48	$7,192.19	$432.78	$6,759.41
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	6	0.48	$7,192.19	$432.78	$6,759.41
2766749	6	0.48	$7,192.19	$432.78	$6,759.41
2766750	6	0.48	$7,192.19	$432.78	$6,759.41
2766751	6	0.48	$7,192.19	$432.78	$6,759.41
2766752	6	0.48	$7,192.19	$432.78	$6,759.41
2766755	6	0.48	$7,192.19	$432.78	$6,759.41
2766756	6	0.48	$7,192.19	$432.78	$6,759.41
2766757	6	0.48	$7,192.19	$432.78	$6,759.41
2766758	6	0.48	$7,192.19	$432.78	$6,759.41
2766759	6	0.48	$7,192.19	$432.78	$6,759.41
2766760	6	0.48	$7,192.19	$432.78	$6,759.41
2766761	6	0.48	$7,192.19	$432.78	$6,759.41
2766762	6	0.48	$7,192.19	$432.78	$6,759.41
2766763	6	0.48	$7,192.19	$432.78	$6,759.41
2766764	5	0.58	$8,690.56	$522.94	$8,167.62
2766765	5	0.58	$8,690.56	$522.94	$8,167.62
2766766	5	0.58	$8,690.56	$522.94	$8,167.62

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	5	0.58	$8,690.56	$522.94	$8,167.62
2766769	5	0.58	$8,690.56	$522.94	$8,167.62
2766770	5	0.58	$8,690.56	$522.94	$8,167.62
2766771	5	0.58	$8,690.56	$522.94	$8,167.62
2766772	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766773	5	0.58	$8,690.56	$522.94	$8,167.62
2766774	5	0.58	$8,690.56	$522.94	$8,167.62
2766775	5	0.58	$8,690.56	$522.94	$8,167.62
2766776	6	0.48	$7,192.19	$432.78	$6,759.41
2766778	6	0.48	$7,192.19	$432.78	$6,759.41
2766779	6	0.48	$7,192.19	$432.78	$6,759.41
2766780	6	0.48	$7,192.19	$432.78	$6,759.41
2766781	6	0.48	$7,192.19	$432.78	$6,759.41
2766785	6	0.48	$7,192.19	$432.78	$6,759.41
2766786	6	0.24	$3,596.09	$216.39	$3,379.70
2839550	6	0.24	$3,596.09	$216.39	$3,379.70
2766787	6	0.48	$7,192.19	$432.78	$6,759.41
2766788	6	0.48	$7,192.19	$432.78	$6,759.41
2766789	6	0.48	$7,192.19	$432.78	$6,759.41
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	6	0.48	$7,192.19	$432.78	$6,759.41
2766792	6	0.48	$7,192.19	$432.78	$6,759.41
2766793	6	0.48	$7,192.19	$432.78	$6,759.41
2766794	6	0.48	$7,192.19	$432.78	$6,759.41
2766795	6	0.48	$7,192.19	$432.78	$6,759.41
2766796	6	0.48	$7,192.19	$432.78	$6,759.41
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	6	0.48	$7,192.19	$432.78	$6,759.41
2766800	5	0.58	$8,690.56	$522.94	$8,167.62
2766801	5	0.58	$8,690.56	$522.94	$8,167.62
2766802	5	0.58	$8,690.56	$522.94	$8,167.62
2766803	5	0.58	$8,690.56	$522.94	$8,167.62
2766804	5	0.58	$8,690.56	$522.94	$8,167.62
2766805	5	0.58	$8,690.56	$522.94	$8,167.62
2766806	5	0.58	$8,690.56	$522.94	$8,167.62
2766807	5	0.58	$8,690.56	$522.94	$8,167.62
2766808	5	0.58	$8,690.56	$522.94	$8,167.62
2766809	5	0.58	$8,690.56	$522.94	$8,167.62
2766810	5	0.58	$8,690.56	$522.94	$8,167.62
2766811	5	0.58	$8,690.56	$522.94	$8,167.62
2766812	5	0.58	$8,690.56	$522.94	$8,167.62
2766813	5	0.58	$8,690.56	$522.94	$8,167.62
2766814	5	0.58	$8,690.56	$522.94	$8,167.62
2766815	5	0.58	$8,690.56	$522.94	$8,167.62
2766816	5	0.58	$8,690.56	$522.94	$8,167.62
2766817	5	0.58	$8,690.56	$522.94	$8,167.62
2766818	5	0.58	$8,690.56	$522.94	$8,167.62
2766819	5	0.29	$4,345.28	$261.47	$4,083.81
2817555	5	0.29	$4,345.28	$261.47	$4,083.81
2766820	5	0.58	$8,690.56	$522.94	$8,167.62
2766821	5	0.58	$8,690.56	$522.94	$8,167.62
2766822	5	0.58	$8,690.56	$522.94	$8,167.62
2766823	6	0.48	$7,192.19	$432.78	$6,759.41
2766824	6	0.48	$7,192.19	$432.78	$6,759.41
2766825	6	0.48	$7,192.19	$432.78	$6,759.41
2766826	6	0.48	$7,192.19	$432.78	$6,759.41
2766827	6	0.48	$7,192.19	$432.78	$6,759.41
2766828	6	0.48	$7,192.19	$432.78	$6,759.41

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2766829	6	0.48	$7,192.19	$432.78	$6,759.41
2766830	6	0.48	$7,192.19	$432.78	$6,759.41
2766831	6	0.48	$7,192.19	$432.78	$6,759.41
2766832	6	0.48	$7,192.19	$432.78	$6,759.41
2766833	6	0.48	$7,192.19	$432.78	$6,759.41
2766834	6	0.48	$7,192.19	$432.78	$6,759.41
2766835	6	0.48	$7,192.19	$432.78	$6,759.41
2766836	6	0.48	$7,192.19	$432.78	$6,759.41
2766837	6	0.48	$7,192.19	$432.78	$6,759.41
2766838	6	0.48	$7,192.19	$432.78	$6,759.41
2766839	6	0.48	$7,192.19	$432.78	$6,759.41
2766840	6	0.48	$7,192.19	$432.78	$6,759.41
2766841	6	0.48	$7,192.19	$432.78	$6,759.41
2766842	6	0.48	$7,192.19	$432.78	$6,759.41
2766843	6	0.48	$7,192.19	$432.78	$6,759.41
2766844	6	0.48	$7,192.19	$432.78	$6,759.41
2766845	6	0.48	$7,192.19	$432.78	$6,759.41
2766846	6	0.48	$7,192.19	$432.78	$6,759.41
2766847	6	0.48	$7,192.19	$432.78	$6,759.41
2766848	6	0.48	$7,192.19	$432.78	$6,759.41
2766849	6	0.48	$7,192.19	$432.78	$6,759.41
2766850	6	0.48	$7,192.19	$432.78	$6,759.41
2766851	6	0.48	$7,192.19	$432.78	$6,759.41
2766858	6	0.48	$7,192.19	$432.78	$6,759.41
2766859	6	0.48	$7,192.19	$432.78	$6,759.41
2766860	6	0.48	$7,192.19	$432.78	$6,759.41
2766861	6	0.48	$7,192.19	$432.78	$6,759.41
2766862	6	0.48	$7,192.19	$432.78	$6,759.41
2766863	6	0.48	$7,192.19	$432.78	$6,759.41
2766864	6	0.48	$7,192.19	$432.78	$6,759.41
2766865	6	0.48	$7,192.19	$432.78	$6,759.41
2766866	6	0.48	$7,192.19	$432.78	$6,759.41
2766867	6	0.48	$7,192.19	$432.78	$6,759.41
2766868	6	0.48	$7,192.19	$432.78	$6,759.41
2766869	6	0.48	$7,192.19	$432.78	$6,759.41
2766870	6	0.48	$7,192.19	$432.78	$6,759.41
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	6	0.48	$7,192.19	$432.78	$6,759.41
2766873	6	0.48	$7,192.19	$432.78	$6,759.41
2766874	6	0.48	$7,192.19	$432.78	$6,759.41
2766875	6	0.48	$7,192.19	$432.78	$6,759.41
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	6	0.48	$7,192.19	$432.78	$6,759.41
2766878	6	0.48	$7,192.19	$432.78	$6,759.41
2766879	6	0.48	$7,192.19	$432.78	$6,759.41
2766882	6	0.48	$7,192.19	$432.78	$6,759.41
2766883	6	0.48	$7,192.19	$432.78	$6,759.41
2766884	6	0.48	$7,192.19	$432.78	$6,759.41
2766885	6	0.48	$7,192.19	$432.78	$6,759.41
2766886	6	0.48	$7,192.19	$432.78	$6,759.41
2766887	6	0.48	$7,192.19	$432.78	$6,759.41
2766888	6	0.48	$7,192.19	$432.78	$6,759.41
2766889	6	0.48	$7,192.19	$432.78	$6,759.41
2766890	6	0.48	$7,192.19	$432.78	$6,759.41
2766891	6	0.48	$7,192.19	$432.78	$6,759.41
2766892	6	0.48	$7,192.19	$432.78	$6,759.41
2766893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	6	0.48	$7,192.19	$432.78	$6,759.41
2766895	6	0.48	$7,192.19	$432.78	$6,759.41

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2766896	6	0.48	$7,192.19	$432.78	$6,759.41
2766897	6	0.48	$7,192.19	$432.78	$6,759.41
2766898	6	0.48	$7,192.19	$432.78	$6,759.41
2766899	6	0.48	$7,192.19	$432.78	$6,759.41
2766901	6	0.48	$7,192.19	$432.78	$6,759.41
2766902	6	0.48	$7,192.19	$432.78	$6,759.41
2766904	Open Space	0.00	$0.00	$0.00	$0.00
2766905	Open Space	0.00	$0.00	$0.00	$0.00
2766906	Open Space	0.00	$0.00	$0.00	$0.00
2766907	Open Space	0.00	$0.00	$0.00	$0.00
2766908	Open Space	0.00	$0.00	$0.00	$0.00
2766909	Open Space	0.00	$0.00	$0.00	$0.00
2766910	Open Space	0.00	$0.00	$0.00	$0.00
2766911	Open Space	0.00	$0.00	$0.00	$0.00
2769104	3	0.83	$12,436.49	$748.35	$11,688.14
2769105	3	0.83	$12,436.49	$748.35	$11,688.14
2769106	3	0.83	$12,436.49	$748.35	$11,688.14
2769107	3	0.83	$12,436.49	$748.35	$11,688.14
2769108	3	0.83	$12,436.49	$748.35	$11,688.14
2769109	3	0.83	$12,436.49	$748.35	$11,688.14
2769110	3	0.83	$12,436.49	$748.35	$11,688.14
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	4	0.72	$10,788.28	$649.17	$10,139.11
2769114	4	0.72	$10,788.28	$649.17	$10,139.11
2769115	4	0.72	$10,788.28	$649.17	$10,139.11
2769116	4	0.72	$10,788.28	$649.17	$10,139.11
2769117	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	4	0.72	$10,788.28	$649.17	$10,139.11
2769119	4	0.72	$10,788.28	$649.17	$10,139.11
2769120	4	0.72	$10,788.28	$649.17	$10,139.11
2769121	4	0.72	$10,788.28	$649.17	$10,139.11
2769122	4	0.72	$10,788.28	$649.17	$10,139.11
2769123	4	0.72	$10,788.28	$649.17	$10,139.11
2769124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769125	4	0.72	$10,788.28	$649.17	$10,139.11
2769126	4	0.72	$10,788.28	$649.17	$10,139.11
2769127	3	0.83	$12,436.49	$748.35	$11,688.14
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	3	0.83	$12,436.49	$748.35	$11,688.14
2769130	3	0.83	$12,436.49	$748.35	$11,688.14
2769131	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769132	3	0.83	$12,436.49	$748.35	$11,688.14
2769133	3	0.83	$12,436.49	$748.35	$11,688.14
2769134	3	0.83	$12,436.49	$748.35	$11,688.14
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2877599	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	4	0.72	$10,788.28	$649.17	$10,139.11
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	4	0.72	$10,788.28	$649.17	$10,139.11
2769140	4	0.72	$10,788.28	$649.17	$10,139.11
2769141	4	0.72	$10,788.28	$649.17	$10,139.11
2769142	4	0.72	$10,788.28	$649.17	$10,139.11
2769143	4	0.72	$10,788.28	$649.17	$10,139.11
2769144	4	0.72	$10,788.28	$649.17	$10,139.11
2769145	4	0.72	$10,788.28	$649.17	$10,139.11
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2769148	4	0.72	$10,788.28	$649.17	$10,139.11
2769149	4	0.72	$10,788.28	$649.17	$10,139.11
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	4	0.72	$10,788.28	$649.17	$10,139.11
2769165	4	0.72	$10,788.28	$649.17	$10,139.11
2769166	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	4	0.72	$10,788.28	$649.17	$10,139.11
2769169	4	0.72	$10,788.28	$649.17	$10,139.11
2769170	4	0.72	$10,788.28	$649.17	$10,139.11
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	4	0.72	$10,788.28	$649.17	$10,139.11
2769174	4	0.72	$10,788.28	$649.17	$10,139.11
2769175	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769176	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	3	0.83	$12,436.49	$748.35	$11,688.14
2769178	3	0.83	$12,436.49	$748.35	$11,688.14
2769179	3	0.83	$12,436.49	$748.35	$11,688.14
2769180	3	0.83	$12,436.49	$748.35	$11,688.14
2769181	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	3	0.83	$12,436.49	$748.35	$11,688.14
2769183	3	0.83	$12,436.49	$748.35	$11,688.14
2769184	3	0.83	$12,436.49	$748.35	$11,688.14
2769185	3	0.83	$12,436.49	$748.35	$11,688.14
2769186	3	0.83	$12,436.49	$748.35	$11,688.14
2769187	3	0.83	$12,436.49	$748.35	$11,688.14
2769188	3	0.83	$12,436.49	$748.35	$11,688.14
2769189	3	0.83	$12,436.49	$748.35	$11,688.14
2769190	3	0.83	$12,436.49	$748.35	$11,688.14
2769191	3	0.83	$12,436.49	$748.35	$11,688.14
2769192	3	0.83	$12,436.49	$748.35	$11,688.14
2769194	4	0.72	$10,788.28	$649.17	$10,139.11
2769195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	4	0.72	$10,788.28	$649.17	$10,139.11
2769197	4	0.72	$10,788.28	$649.17	$10,139.11
2769198	4	0.72	$10,788.28	$649.17	$10,139.11
2769200	4	0.72	$10,788.28	$649.17	$10,139.11
2769201	4	0.72	$10,788.28	$649.17	$10,139.11
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	4	0.72	$10,788.28	$649.17	$10,139.11
2769205	4	0.72	$10,788.28	$649.17	$10,139.11
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	4	0.72	$10,788.28	$649.17	$10,139.11
2769209	4	0.72	$10,788.28	$649.17	$10,139.11
2769210	4	0.72	$10,788.28	$649.17	$10,139.11
2769211	4	0.72	$10,788.28	$649.17	$10,139.11
2769212	4	0.72	$10,788.28	$649.17	$10,139.11
2769213	4	0.72	$10,788.28	$649.17	$10,139.11
2769214	4	0.72	$10,788.28	$649.17	$10,139.11
2769216	4	0.72	$10,788.28	$649.17	$10,139.11
2769217	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	3	0.83	$12,436.49	$748.35	$11,688.14
2769219	3	0.83	$12,436.49	$748.35	$11,688.14
2769220	3	0.83	$12,436.49	$748.35	$11,688.14
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2769222	3	0.83	$12,436.49	$748.35	$11,688.14
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	3	0.83	$12,436.49	$748.35	$11,688.14
2769225	3	0.83	$12,436.49	$748.35	$11,688.14
2769226	3	0.83	$12,436.49	$748.35	$11,688.14
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	3	0.83	$12,436.49	$748.35	$11,688.14
2769229	3	0.83	$12,436.49	$748.35	$11,688.14
2769230	3	0.83	$12,436.49	$748.35	$11,688.14
2769231	3	0.83	$12,436.49	$748.35	$11,688.14
2769232	3	0.83	$12,436.49	$748.35	$11,688.14
2769233	3	0.83	$12,436.49	$748.35	$11,688.14
2769234	3	0.83	$12,436.49	$748.35	$11,688.14
2769235	3	0.83	$12,436.49	$748.35	$11,688.14
2769236	2	0.88	$13,185.68	$793.43	$12,392.25
2769237	2	0.88	$13,185.68	$793.43	$12,392.25
2769238	2	0.88	$13,185.68	$793.43	$12,392.25
2769239	2	0.88	$13,185.68	$793.43	$12,392.25
2769240	Open Space	0.00	$0.00	$0.00	$0.00
2769241	Open Space	0.00	$0.00	$0.00	$0.00
2769242	Open Space	0.00	$0.00	$0.00	$0.00
2769243	Open Space	0.00	$0.00	$0.00	$0.00
2769244	Open Space	0.00	$0.00	$0.00	$0.00
2769245	Open Space	0.00	$0.00	$0.00	$0.00
2769246	Open Space	0.00	$0.00	$0.00	$0.00
2769247	Open Space	0.00	$0.00	$0.00	$0.00
2769248	Open Space	0.00	$0.00	$0.00	$0.00
2769249	Open Space	0.00	$0.00	$0.00	$0.00
2810093	4	0.72	$10,795.60	$649.61	$10,145.99
2810095	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	4	0.72	$10,795.60	$649.61	$10,145.99
2810097	4	0.72	$10,795.60	$649.61	$10,145.99
2810098	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810099	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	4	0.72	$10,795.60	$649.61	$10,145.99
2810101	4	0.72	$10,795.60	$649.61	$10,145.99
2810102	Open Space	0.00	$0.00	$0.00	$0.00
2810103	4	0.72	$10,795.60	$649.61	$10,145.99
2810105	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	4	0.72	$10,795.60	$649.61	$10,145.99
2810107	4	0.72	$10,795.60	$649.61	$10,145.99
2810108	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	4	0.72	$10,795.60	$649.61	$10,145.99
2810111	4	0.72	$10,795.60	$649.61	$10,145.99
2810112	4	0.72	$10,795.60	$649.61	$10,145.99
2810113	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810116	4	0.72	$10,795.60	$649.61	$10,145.99
2810117	4	0.72	$10,795.60	$649.61	$10,145.99
2810118	4	0.72	$10,795.60	$649.61	$10,145.99
2810119	4	0.72	$10,795.60	$649.61	$10,145.99
2810120	4	0.72	$10,795.60	$649.61	$10,145.99
2810121	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	4	0.72	$10,795.60	$649.61	$10,145.99

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	3	0.83	$12,444.93	$748.86	$11,696.07
2810132	3	0.83	$12,444.93	$748.86	$11,696.07
2810133	3	0.83	$12,444.93	$748.86	$11,696.07
2810134	3	0.83	$12,444.93	$748.86	$11,696.07
2810135	3	0.83	$12,444.93	$748.86	$11,696.07
2810136	3	0.83	$12,444.93	$748.86	$11,696.07
2810137	3	0.83	$12,444.93	$748.86	$11,696.07
2810138	3	0.83	$12,444.93	$748.86	$11,696.07
2810139	3	0.83	$12,444.93	$748.86	$11,696.07
2810140	3	0.83	$12,444.93	$748.86	$11,696.07
2810141	3	0.83	$12,444.93	$748.86	$11,696.07
2810142	3	0.83	$12,444.93	$748.86	$11,696.07
2810143	3	0.83	$12,444.93	$748.86	$11,696.07
2810144	3	0.83	$12,444.93	$748.86	$11,696.07
2810145	3	0.83	$12,444.93	$748.86	$11,696.07
2810146	3	0.83	$12,444.93	$748.86	$11,696.07
2810147	3	0.83	$12,444.93	$748.86	$11,696.07
2810148	3	0.83	$12,444.93	$748.86	$11,696.07
2810149	3	0.83	$12,444.93	$748.86	$11,696.07
2810151	4	0.72	$10,795.60	$649.61	$10,145.99
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	5	0.58	$8,696.46	$523.30	$8,173.16
2810154	5	0.58	$8,696.46	$523.30	$8,173.16
2810155	5	0.58	$8,696.46	$523.30	$8,173.16
2810156	5	0.58	$8,696.46	$523.30	$8,173.16
2810157	5	0.58	$8,696.46	$523.30	$8,173.16
2810158	5	0.58	$8,696.46	$523.30	$8,173.16
2810159	5	0.58	$8,696.46	$523.30	$8,173.16
2810160	5	0.58	$8,696.46	$523.30	$8,173.16
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	5	0.58	$8,696.46	$523.30	$8,173.16
2810163	5	0.58	$8,696.46	$523.30	$8,173.16
2810164	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810165	5	0.58	$8,696.46	$523.30	$8,173.16
2810166	5	0.58	$8,696.46	$523.30	$8,173.16
2810167	5	0.58	$8,696.46	$523.30	$8,173.16
2810168	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810169	5	0.58	$8,696.46	$523.30	$8,173.16
2810170	5	0.58	$8,696.46	$523.30	$8,173.16
2810171	5	0.58	$8,696.46	$523.30	$8,173.16
2810172	5	0.58	$8,696.46	$523.30	$8,173.16
2810173	5	0.58	$8,696.46	$523.30	$8,173.16
2810174	5	0.58	$8,696.46	$523.30	$8,173.16
2810175	5	0.58	$8,696.46	$523.30	$8,173.16
2810176	5	0.58	$8,696.46	$523.30	$8,173.16
2810177	5	0.58	$8,696.46	$523.30	$8,173.16
2810178	5	0.58	$8,696.46	$523.30	$8,173.16
2810179	5	0.58	$8,696.46	$523.30	$8,173.16
2810180	5	0.58	$8,696.46	$523.30	$8,173.16
2810181	5	0.58	$8,696.46	$523.30	$8,173.16
2810182	5	0.58	$8,696.46	$523.30	$8,173.16
2810183	4	0.72	$10,795.60	$649.61	$10,145.99
2810184	4	0.72	$10,795.60	$649.61	$10,145.99
2810185	4	0.72	$10,795.60	$649.61	$10,145.99
2810186	4	0.72	$10,795.60	$649.61	$10,145.99
2810187	4	0.72	$10,795.60	$649.61	$10,145.99
2810188	4	0.72	$10,795.60	$649.61	$10,145.99
2810189	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810190	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	4	0.72	$10,795.60	$649.61	$10,145.99
2810192	4	0.72	$10,795.60	$649.61	$10,145.99
2810193	4	0.72	$10,795.60	$649.61	$10,145.99
2810194	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	4	0.72	$10,795.60	$649.61	$10,145.99
2810197	4	0.72	$10,795.60	$649.61	$10,145.99
2810198	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810199	4	0.72	$10,795.60	$649.61	$10,145.99
2810200	4	0.72	$10,795.60	$649.61	$10,145.99
2810201	4	0.72	$10,795.60	$649.61	$10,145.99
2810202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810203	4	0.72	$10,795.60	$649.61	$10,145.99
2810204	4	0.72	$10,795.60	$649.61	$10,145.99
2810205	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	5	0.58	$8,696.46	$523.30	$8,173.16
2810208	5	0.58	$8,696.46	$523.30	$8,173.16
2810209	5	0.58	$8,696.46	$523.30	$8,173.16
2810210	5	0.58	$8,696.46	$523.30	$8,173.16
2810211	5	0.58	$8,696.46	$523.30	$8,173.16
2810212	5	0.58	$8,696.46	$523.30	$8,173.16
2810213	5	0.58	$8,696.46	$523.30	$8,173.16
2810214	5	0.58	$8,696.46	$523.30	$8,173.16
2810215	5	0.58	$8,696.46	$523.30	$8,173.16
2810216	5	0.58	$8,696.46	$523.30	$8,173.16
2810217	5	0.58	$8,696.46	$523.30	$8,173.16
2810218	5	0.58	$8,696.46	$523.30	$8,173.16
2810219	5	0.58	$8,696.46	$523.30	$8,173.16
2810220	5	0.58	$8,696.46	$523.30	$8,173.16
2810221	5	0.58	$8,696.46	$523.30	$8,173.16
2810222	5	0.58	$8,696.46	$523.30	$8,173.16
2810223	5	0.58	$8,696.46	$523.30	$8,173.16
2810224	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	5	0.58	$8,696.46	$523.30	$8,173.16
2810226	5	0.58	$8,696.46	$523.30	$8,173.16
2810227	5	0.58	$8,696.46	$523.30	$8,173.16
2810228	5	0.58	$8,696.46	$523.30	$8,173.16
2810229	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	5	0.58	$8,696.46	$523.30	$8,173.16
2810231	5	0.58	$8,696.46	$523.30	$8,173.16
2810232	5	0.58	$8,696.46	$523.30	$8,173.16
2810233	5	0.58	$8,696.46	$523.30	$8,173.16
2810234	4	0.72	$10,795.60	$649.61	$10,145.99
2810235	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	4	0.72	$10,795.60	$649.61	$10,145.99
2810238	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810239	Open Space	0.00	$0.00	$0.00	$0.00
2810240	Open Space	0.00	$0.00	$0.00	$0.00
2810241	4	0.72	$10,795.60	$649.61	$10,145.99
2810242	4	0.72	$10,795.60	$649.61	$10,145.99
2810243	4	0.72	$10,795.60	$649.61	$10,145.99
2810244	4	0.72	$10,795.60	$649.61	$10,145.99
2810245	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	4	0.72	$10,795.60	$649.61	$10,145.99
2810247	4	0.72	$10,795.60	$649.61	$10,145.99
2810248	4	0.72	$10,795.60	$649.61	$10,145.99

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810249	4	0.72	$10,795.60	$649.61	$10,145.99
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	4	0.72	$10,795.60	$649.61	$10,145.99
2810252	4	0.72	$10,795.60	$649.61	$10,145.99
2810253	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	4	0.72	$10,795.60	$649.61	$10,145.99
2810256	4	0.72	$10,795.60	$649.61	$10,145.99
2810257	4	0.72	$10,795.60	$649.61	$10,145.99
2810258	4	0.72	$10,795.60	$649.61	$10,145.99
2810259	4	0.72	$10,795.60	$649.61	$10,145.99
2810260	5	0.58	$8,696.46	$523.30	$8,173.16
2810261	5	0.58	$8,696.46	$523.30	$8,173.16
2810262	5	0.58	$8,696.46	$523.30	$8,173.16
2810263	5	0.58	$8,696.46	$523.30	$8,173.16
2810264	5	0.58	$8,696.46	$523.30	$8,173.16
2810265	5	0.58	$8,696.46	$523.30	$8,173.16
2810266	5	0.58	$8,696.46	$523.30	$8,173.16
2810267	5	0.58	$8,696.46	$523.30	$8,173.16
2810268	5	0.58	$8,696.46	$523.30	$8,173.16
2810269	5	0.58	$8,696.46	$523.30	$8,173.16
2810270	5	0.58	$8,696.46	$523.30	$8,173.16
2810271	5	0.58	$8,696.46	$523.30	$8,173.16
2810272	5	0.58	$8,696.46	$523.30	$8,173.16
2810273	5	0.58	$8,696.46	$523.30	$8,173.16
2810274	5	0.58	$8,696.46	$523.30	$8,173.16
2810275	5	0.58	$8,696.46	$523.30	$8,173.16
2810276	5	0.58	$8,696.46	$523.30	$8,173.16
2810277	5	0.58	$8,696.46	$523.30	$8,173.16
2810278	5	0.58	$8,696.46	$523.30	$8,173.16
2810279	5	0.58	$8,696.46	$523.30	$8,173.16
2810280	5	0.58	$8,696.46	$523.30	$8,173.16
2810281	5	0.58	$8,696.46	$523.30	$8,173.16
2810282	5	0.58	$8,696.46	$523.30	$8,173.16
2810284	3	0.83	$12,444.93	$748.86	$11,696.07
2810285	3	0.83	$12,444.93	$748.86	$11,696.07
2810286	3	0.83	$12,444.93	$748.86	$11,696.07
2810287	3	0.83	$12,444.93	$748.86	$11,696.07
2810288	3	0.83	$12,444.93	$748.86	$11,696.07
2810289	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	4	0.72	$10,795.60	$649.61	$10,145.99
2810293	4	0.72	$10,795.60	$649.61	$10,145.99
2810294	4	0.72	$10,795.60	$649.61	$10,145.99
2810295	4	0.72	$10,795.60	$649.61	$10,145.99
2810296	4	0.72	$10,795.60	$649.61	$10,145.99
2810298	5	0.58	$8,696.46	$523.30	$8,173.16
2810299	5	0.58	$8,696.46	$523.30	$8,173.16
2810301	Open Space	0.00	$0.00	$0.00	$0.00
2810302	Open Space	0.00	$0.00	$0.00	$0.00
2810303	Open Space	0.00	$0.00	$0.00	$0.00
2810304	Open Space	0.00	$0.00	$0.00	$0.00
2810305	Open Space	0.00	$0.00	$0.00	$0.00
2810306	Open Space	0.00	$0.00	$0.00	$0.00
2818822	4	0.72	$11,002.83	$662.08	$10,340.74
2818823	6	0.48	$7,335.22	$441.39	$6,893.83
2818824	5	0.58	$8,863.39	$533.34	$8,330.04
2818825	3	0.83	$12,683.81	$763.23	$11,920.58

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2818826	4	0.72	$11,002.83	$662.08	$10,340.74
2818827	4	0.72	$11,002.83	$662.08	$10,340.74
2818828	6	0.48	$7,335.22	$441.39	$6,893.83
2818829	5	0.58	$8,863.39	$533.34	$8,330.04
2818830	3	0.83	$12,683.81	$763.23	$11,920.58
2818831	Open Space	0.00	$0.00	$0.00	$0.00
2842728	3	0.83	$12,314.13	$740.99	$11,573.14
2842732	3	0.83	$12,314.13	$740.99	$11,573.14
2842733	3	0.83	$12,314.13	$740.99	$11,573.14
2842734	3	0.83	$12,314.13	$740.99	$11,573.14
2842735	3	0.83	$12,314.13	$740.99	$11,573.14
2842736	3	0.83	$12,314.13	$740.99	$11,573.14
2842737	3	0.83	$12,314.13	$740.99	$11,573.14
2842738	3	0.83	$12,314.13	$740.99	$11,573.14
2842739	3	0.83	$12,314.13	$740.99	$11,573.14
2842740	3	0.83	$12,314.13	$740.99	$11,573.14
2842741	Open Space	0.00	$0.00	$0.00	$0.00
2842742	1	2.00	$29,672.61	$1,785.51	$27,887.09
2842743	3	0.83	$12,314.13	$740.99	$11,573.14
2842744	3	0.83	$12,314.13	$740.99	$11,573.14
2842745	3	0.83	$12,314.13	$740.99	$11,573.14
2842746	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842747	3	0.83	$12,314.13	$740.99	$11,573.14
2842748	3	0.83	$12,314.13	$740.99	$11,573.14
2842749	3	0.83	$12,314.13	$740.99	$11,573.14
2842750	3	0.83	$12,314.13	$740.99	$11,573.14
2842751	3	0.83	$12,314.13	$740.99	$11,573.14
2842752	3	0.83	$12,314.13	$740.99	$11,573.14
2842753	3	0.83	$12,314.13	$740.99	$11,573.14
2842754	3	0.83	$12,314.13	$740.99	$11,573.14
2842755	3	0.83	$12,314.13	$740.99	$11,573.14
2842756	3	0.83	$12,314.13	$740.99	$11,573.14
2842757	3	0.83	$12,314.13	$740.99	$11,573.14
2842758	3	0.83	$12,314.13	$740.99	$11,573.14
2842759	3	0.83	$12,314.13	$740.99	$11,573.14
2842760	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842761	3	0.83	$12,314.13	$740.99	$11,573.14
2842762	3	0.83	$12,314.13	$740.99	$11,573.14
2842763	3	0.83	$12,314.13	$740.99	$11,573.14
2842764	3	0.42	$6,157.07	$370.49	$5,786.57
2896067		0.42	$6,157.07	$370.49	$5,786.57
2842765	3	0.83	$12,314.13	$740.99	$11,573.14
2842766	3	0.83	$12,314.13	$740.99	$11,573.14
2842767	3	0.83	$12,314.13	$740.99	$11,573.14
2842768	3	0.83	$12,314.13	$740.99	$11,573.14
2842769	3	0.83	$12,314.13	$740.99	$11,573.14
2842770	3	0.83	$12,314.13	$740.99	$11,573.14
2842771	3	0.83	$12,314.13	$740.99	$11,573.14
2842772	3	0.83	$12,314.13	$740.99	$11,573.14
2842773	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842774	3	0.83	$12,314.13	$740.99	$11,573.14
2842775	3	0.83	$12,314.13	$740.99	$11,573.14
2842776	3	0.83	$12,314.13	$740.99	$11,573.14
2842777	3	0.83	$12,314.13	$740.99	$11,573.14
2842778	Open Space	0.00	$0.00	$0.00	$0.00
2842779	Open Space	0.00	$0.00	$0.00	$0.00
2842780	3	0.83	$12,314.13	$740.99	$11,573.14
2842781	3	0.83	$12,314.13	$740.99	$11,573.14
2842782	3	0.83	$12,314.13	$740.99	$11,573.14

Appendix F-2
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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2842783	3	0.83	$12,314.13	$740.99	$11,573.14
2842784	3	0.83	$12,314.13	$740.99	$11,573.14
2842785	3	0.83	$12,314.13	$740.99	$11,573.14
2842786	3	0.83	$12,314.13	$740.99	$11,573.14
2842787	3	0.83	$12,314.13	$740.99	$11,573.14
2842788	3	0.83	$12,314.13	$740.99	$11,573.14
2842789	3	0.83	$12,314.13	$740.99	$11,573.14
2842790	3	0.83	$12,314.13	$740.99	$11,573.14
2842791	3	0.83	$12,314.13	$740.99	$11,573.14
2842792	3	0.83	$12,314.13	$740.99	$11,573.14
2842793	7	0.65	$9,643.60	$580.29	$9,063.31
2842794	7	0.65	$9,643.60	$580.29	$9,063.31
2842795	7	0.65	$9,643.60	$580.29	$9,063.31
2842796	7	0.65	$9,643.60	$580.29	$9,063.31
2842797	7	0.65	$9,643.60	$580.29	$9,063.31
2842798	7	0.65	$9,643.60	$580.29	$9,063.31
2842799	7	0.65	$9,643.60	$580.29	$9,063.31
2842800	7	0.65	$9,643.60	$580.29	$9,063.31
2842801	7	0.65	$9,643.60	$580.29	$9,063.31
2842802	7	0.65	$9,643.60	$580.29	$9,063.31
2842803	7	0.65	$9,643.60	$580.29	$9,063.31
2842804	7	0.65	$9,643.60	$580.29	$9,063.31
2842805	7	0.65	$9,643.60	$580.29	$9,063.31
2842806	7	0.65	$9,643.60	$580.29	$9,063.31
2842807	7	0.65	$9,643.60	$580.29	$9,063.31
2842808	7	0.65	$9,643.60	$580.29	$9,063.31
2842809	7	0.65	$9,643.60	$580.29	$9,063.31
2842810	7	0.65	$9,643.60	$580.29	$9,063.31
2842811	7	0.65	$9,643.60	$580.29	$9,063.31
2842812	7	0.65	$9,643.60	$580.29	$9,063.31
2842813	7	0.65	$9,643.60	$580.29	$9,063.31
2842814	7	0.65	$9,643.60	$580.29	$9,063.31
2842815	7	0.65	$9,643.60	$580.29	$9,063.31
2842816	7	0.65	$9,643.60	$580.29	$9,063.31
2842817	7	0.65	$9,643.60	$580.29	$9,063.31
2842818	7	0.65	$9,643.60	$580.29	$9,063.31
2842819	7	0.65	$9,643.60	$580.29	$9,063.31
2842820	7	0.65	$9,643.60	$580.29	$9,063.31
2842821	Open Space	0.00	$0.00	$0.00	$0.00
2842822	Open Space	0.00	$0.00	$0.00	$0.00
2842823	Open Space	0.00	$0.00	$0.00	$0.00
2842824	Open Space	0.00	$0.00	$0.00	$0.00
2842825	7	0.65	$9,643.60	$580.29	$9,063.31
2842826	7	0.65	$9,643.60	$580.29	$9,063.31
2842827	7	0.65	$9,643.60	$580.29	$9,063.31
2842828	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842829	Open Space	0.00	$0.00	$0.00	$0.00
2842830	7	0.65	$9,643.60	$580.29	$9,063.31
2842831	7	0.65	$9,643.60	$580.29	$9,063.31
2842832	7	0.65	$9,643.60	$580.29	$9,063.31
2842833	7	0.65	$9,643.60	$580.29	$9,063.31
2842834	7	0.65	$9,643.60	$580.29	$9,063.31
2842835	7	0.65	$9,643.60	$580.29	$9,063.31
2842836	Open Space	0.00	$0.00	$0.00	$0.00
2842837	Open Space	0.00	$0.00	$0.00	$0.00
2842838	Open Space	0.00	$0.00	$0.00	$0.00
2842839	Open Space	0.00	$0.00	$0.00	$0.00
2868794	8	0.24	$5,999.87	$361.03	$5,638.83
2868795	8	0.24	$5,999.87	$361.03	$5,638.83

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868796	8	0.24	$5,999.87	$361.03	$5,638.83
2868797	8	0.24	$5,999.87	$361.03	$5,638.83
2868798	8	0.24	$5,999.87	$361.03	$5,638.83
2868799	8	0.24	$5,999.87	$361.03	$5,638.83
2868800	8	0.24	$5,999.87	$361.03	$5,638.83
2868801	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868802	8	0.24	$5,999.87	$361.03	$5,638.83
2868803	8	0.24	$5,999.87	$361.03	$5,638.83
2868804	8	0.24	$5,999.87	$361.03	$5,638.83
2868805	8	0.24	$5,999.87	$361.03	$5,638.83
2868806	8	0.24	$5,999.87	$361.03	$5,638.83
2868807	8	0.24	$5,999.87	$361.03	$5,638.83
2868808	8	0.24	$5,999.87	$361.03	$5,638.83
2868809	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868810	8	0.24	$5,999.87	$361.03	$5,638.83
2868811	8	0.24	$5,999.87	$361.03	$5,638.83
2868812	8	0.24	$5,999.87	$361.03	$5,638.83
2868813	8	0.24	$5,999.87	$361.03	$5,638.83
2868814	8	0.24	$5,999.87	$361.03	$5,638.83
2868815	Open Space	0.00	$0.00	$0.00	$0.00
2868816	8	0.24	$5,999.87	$361.03	$5,638.83
2868817	8	0.24	$5,999.87	$361.03	$5,638.83
2868818	8	0.24	$5,999.87	$361.03	$5,638.83
2868819	8	0.24	$5,999.87	$361.03	$5,638.83
2868820	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868821	8	0.24	$5,999.87	$361.03	$5,638.83
2868822	8	0.24	$5,999.87	$361.03	$5,638.83
2868823	8	0.24	$5,999.87	$361.03	$5,638.83
2868824	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868825	8	0.24	$5,999.87	$361.03	$5,638.83
2868826	8	0.24	$5,999.87	$361.03	$5,638.83
2868827	Open Space	0.00	$0.00	$0.00	$0.00
2868828	8	0.24	$5,999.87	$361.03	$5,638.83
2868829	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868830	8	0.24	$5,999.87	$361.03	$5,638.83
2868831	8	0.24	$5,999.87	$361.03	$5,638.83
2868832	8	0.24	$5,999.87	$361.03	$5,638.83
2868833	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868834	8	0.24	$5,999.87	$361.03	$5,638.83
2868835	8	0.24	$5,999.87	$361.03	$5,638.83
2868836	8	0.24	$5,999.87	$361.03	$5,638.83
2868837	8	0.24	$5,999.87	$361.03	$5,638.83
2868838	8	0.24	$5,999.87	$361.03	$5,638.83
2868839	8	0.24	$5,999.87	$361.03	$5,638.83
2868840	8	0.24	$5,999.87	$361.03	$5,638.83
2868841	8	0.24	$5,999.87	$361.03	$5,638.83
2868842	8	0.24	$5,999.87	$361.03	$5,638.83
2868843	8	0.24	$5,999.87	$361.03	$5,638.83
2868844	8	0.24	$5,999.87	$361.03	$5,638.83
2868845	8	0.24	$5,999.87	$361.03	$5,638.83
2868846	8	0.24	$5,999.87	$361.03	$5,638.83
2868847	8	0.24	$5,999.87	$361.03	$5,638.83
2868848	8	0.24	$5,999.87	$361.03	$5,638.83
2868849	6	0.29	$7,249.84	$436.25	$6,813.59
2868850	Open Space	0.00	$0.00	$0.00	$0.00
2868851	6	0.29	$7,249.84	$436.25	$6,813.59
2868852	6	0.29	$7,249.84	$436.25	$6,813.59
2868853	6	0.29	$7,249.84	$436.25	$6,813.59
2868854	6	0.29	$7,249.84	$436.25	$6,813.59

Appendix F-2
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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868855	6	0.29	$7,249.84	$436.25	$6,813.59
2868856	6	0.29	$7,249.84	$436.25	$6,813.59
2868857	6	0.29	$7,249.84	$436.25	$6,813.59
2868858	6	0.29	$7,249.84	$436.25	$6,813.59
2868859	6	0.29	$7,249.84	$436.25	$6,813.59
2868860	6	0.29	$7,249.84	$436.25	$6,813.59
2868861	6	0.29	$7,249.84	$436.25	$6,813.59
2868862	6	0.29	$7,249.84	$436.25	$6,813.59
2868863	6	0.29	$7,249.84	$436.25	$6,813.59
2868864	6	0.29	$7,249.84	$436.25	$6,813.59
2868865	8	0.24	$5,999.87	$361.03	$5,638.83
2868866	8	0.24	$5,999.87	$361.03	$5,638.83
2868867	8	0.24	$5,999.87	$361.03	$5,638.83
2868868	8	0.24	$5,999.87	$361.03	$5,638.83
2868869	8	0.24	$5,999.87	$361.03	$5,638.83
2868870	8	0.24	$5,999.87	$361.03	$5,638.83
2868871	8	0.24	$5,999.87	$361.03	$5,638.83
2868872	8	0.24	$5,999.87	$361.03	$5,638.83
2868873	8	0.24	$5,999.87	$361.03	$5,638.83
2868874	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868875	8	0.24	$5,999.87	$361.03	$5,638.83
2868876	8	0.24	$5,999.87	$361.03	$5,638.83
2868877	8	0.24	$5,999.87	$361.03	$5,638.83
2868878	6	0.29	$7,249.84	$436.25	$6,813.59
2868879	6	0.29	$7,249.84	$436.25	$6,813.59
2868880	6	0.29	$7,249.84	$436.25	$6,813.59
2868882	6	0.29	$7,249.84	$436.25	$6,813.59
2868883	6	0.29	$7,249.84	$436.25	$6,813.59
2868884	6	0.29	$7,249.84	$436.25	$6,813.59
2868885	6	0.29	$7,249.84	$436.25	$6,813.59
2868886	6	0.29	$7,249.84	$436.25	$6,813.59
2868887	6	0.29	$7,249.84	$436.25	$6,813.59
2868888	6	0.29	$7,249.84	$436.25	$6,813.59
2868889	6	0.29	$7,249.84	$436.25	$6,813.59
2868890	6	0.29	$7,249.84	$436.25	$6,813.59
2868891	5	0.34	$8,499.81	$511.47	$7,988.35
2868892	5	0.34	$8,499.81	$511.47	$7,988.35
2868893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868894	5	0.34	$8,499.81	$511.47	$7,988.35
2868895	5	0.34	$8,499.81	$511.47	$7,988.35
2868896	5	0.34	$8,499.81	$511.47	$7,988.35
2868897	6	0.29	$7,249.84	$436.25	$6,813.59
2868898	6	0.29	$7,249.84	$436.25	$6,813.59
2868899	6	0.29	$7,249.84	$436.25	$6,813.59
2868900	6	0.29	$7,249.84	$436.25	$6,813.59
2868901	6	0.29	$7,249.84	$436.25	$6,813.59
2868902	6	0.29	$7,249.84	$436.25	$6,813.59
2868903	6	0.29	$7,249.84	$436.25	$6,813.59
2868904	6	0.29	$7,249.84	$436.25	$6,813.59
2868905	6	0.29	$7,249.84	$436.25	$6,813.59
2868906	6	0.29	$7,249.84	$436.25	$6,813.59
2868907	6	0.29	$7,249.84	$436.25	$6,813.59
2868908	6	0.29	$7,249.84	$436.25	$6,813.59
2868909	6	0.29	$7,249.84	$436.25	$6,813.59
2868910	6	0.29	$7,249.84	$436.25	$6,813.59
2868911	6	0.29	$7,249.84	$436.25	$6,813.59
2868912	6	0.29	$7,249.84	$436.25	$6,813.59
2868913	6	0.29	$7,249.84	$436.25	$6,813.59
2868914	6	0.29	$7,249.84	$436.25	$6,813.59

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868915	6	0.29	$7,249.84	$436.25	$6,813.59
2868916	6	0.29	$7,249.84	$436.25	$6,813.59
2868917	6	0.29	$7,249.84	$436.25	$6,813.59
2868918	6	0.29	$7,249.84	$436.25	$6,813.59
2868919	6	0.29	$7,249.84	$436.25	$6,813.59
2868920	6	0.29	$7,249.84	$436.25	$6,813.59
2868921	6	0.29	$7,249.84	$436.25	$6,813.59
2868922	6	0.29	$7,249.84	$436.25	$6,813.59
2868923	Open Space	0.00	$0.00	$0.00	$0.00
2868924	6	0.29	$7,249.84	$436.25	$6,813.59
2868925	6	0.29	$7,249.84	$436.25	$6,813.59
2868926	6	0.29	$7,249.84	$436.25	$6,813.59
2868927	6	0.29	$7,249.84	$436.25	$6,813.59
2868928	6	0.29	$7,249.84	$436.25	$6,813.59
2868929	6	0.29	$7,249.84	$436.25	$6,813.59
2868930	6	0.29	$7,249.84	$436.25	$6,813.59
2868931	6	0.29	$7,249.84	$436.25	$6,813.59
2868932	5	0.34	$8,499.81	$511.47	$7,988.35
2868933	Open Space	0.00	$0.00	$0.00	$0.00
2868934	Open Space	0.00	$0.00	$0.00	$0.00
2868935	5	0.34	$8,499.81	$511.47	$7,988.35
2868936	5	0.34	$8,499.81	$511.47	$7,988.35
2868937	5	0.34	$8,499.81	$511.47	$7,988.35
2868938	5	0.34	$8,499.81	$511.47	$7,988.35
2868939	5	0.34	$8,499.81	$511.47	$7,988.35
2868940	5	0.34	$8,499.81	$511.47	$7,988.35
2868941	5	0.34	$8,499.81	$511.47	$7,988.35
2868942	5	0.34	$8,499.81	$511.47	$7,988.35
2868943	5	0.34	$8,499.81	$511.47	$7,988.35
2868944	5	0.34	$8,499.81	$511.47	$7,988.35
2868945	5	0.34	$8,499.81	$511.47	$7,988.35
2868946	5	0.34	$8,499.81	$511.47	$7,988.35
2868947	5	0.34	$8,499.81	$511.47	$7,988.35
2868948	5	0.34	$8,499.81	$511.47	$7,988.35
2868949	Open Space	0.00	$0.00	$0.00	$0.00
2868950	5	0.34	$8,499.81	$511.47	$7,988.35
2868951	5	0.34	$8,499.81	$511.47	$7,988.35
2868952	5	0.34	$8,499.81	$511.47	$7,988.35
2868953	5	0.34	$8,499.81	$511.47	$7,988.35
2868954	5	0.34	$8,499.81	$511.47	$7,988.35
2868955	5	0.34	$8,499.81	$511.47	$7,988.35
2868956	5	0.34	$8,499.81	$511.47	$7,988.35
2868957	5	0.34	$8,499.81	$511.47	$7,988.35
2868958	5	0.34	$8,499.81	$511.47	$7,988.35
2868959	5	0.34	$8,499.81	$511.47	$7,988.35
2868960	5	0.34	$8,499.81	$511.47	$7,988.35
2868961	5	0.34	$8,499.81	$511.47	$7,988.35
2868962	5	0.34	$8,499.81	$511.47	$7,988.35
2868963	5	0.34	$8,499.81	$511.47	$7,988.35
2868964	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868965	4	0.43	$10,749.76	$646.85	$10,102.91
2868966	4	0.43	$10,749.76	$646.85	$10,102.91
2868967	4	0.43	$10,749.76	$646.85	$10,102.91
2868968	4	0.43	$10,749.76	$646.85	$10,102.91
2868969	4	0.43	$10,749.76	$646.85	$10,102.91
2868970	4	0.43	$10,749.76	$646.85	$10,102.91
2868971	4	0.43	$10,749.76	$646.85	$10,102.91
2868972	4	0.43	$10,749.76	$646.85	$10,102.91
2868973	4	0.43	$10,749.76	$646.85	$10,102.91

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868974	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868975	4	0.43	$10,749.76	$646.85	$10,102.91
2868976	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868977	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868978	4	0.43	$10,749.76	$646.85	$10,102.91
2868979	4	0.43	$10,749.76	$646.85	$10,102.91
2868980	Open Space	0.00	$0.00	$0.00	$0.00
2868981	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868982	4	0.43	$10,749.76	$646.85	$10,102.91
2868983	4	0.43	$10,749.76	$646.85	$10,102.91
2868984	4	0.43	$10,749.76	$646.85	$10,102.91
2868985	4	0.43	$10,749.76	$646.85	$10,102.91
2868986	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868987	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868988	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868989	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868990	4	0.43	$10,749.76	$646.85	$10,102.91
2868991	4	0.43	$10,749.76	$646.85	$10,102.91
2868992	4	0.43	$10,749.76	$646.85	$10,102.91
2868993	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868994	4	0.43	$10,749.76	$646.85	$10,102.91
2868995	4	0.43	$10,749.76	$646.85	$10,102.91
2868996	4	0.43	$10,749.76	$646.85	$10,102.91
2868997	Open Space	0.00	$0.00	$0.00	$0.00
2868998	Open Space	0.00	$0.00	$0.00	$0.00
2868999	4	0.43	$10,749.76	$646.85	$10,102.91
2869000	4	0.43	$10,749.76	$646.85	$10,102.91
2869001	4	0.43	$10,749.76	$646.85	$10,102.91
2869002	4	0.43	$10,749.76	$646.85	$10,102.91
2869003	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869004	4	0.43	$10,749.76	$646.85	$10,102.91
2869005	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869006	4	0.43	$10,749.76	$646.85	$10,102.91
2869007	4	0.43	$10,749.76	$646.85	$10,102.91
2869008	4	0.43	$10,749.76	$646.85	$10,102.91
2869009	4	0.43	$10,749.76	$646.85	$10,102.91
2869010	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869011	4	0.43	$10,749.76	$646.85	$10,102.91
2869012	4	0.43	$10,749.76	$646.85	$10,102.91
2869013	4	0.43	$10,749.76	$646.85	$10,102.91
2869014	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869015	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869016	4	0.43	$10,749.76	$646.85	$10,102.91
2869017	4	0.43	$10,749.76	$646.85	$10,102.91
2869018	4	0.43	$10,749.76	$646.85	$10,102.91
2869019	4	0.43	$10,749.76	$646.85	$10,102.91
2869020	4	0.43	$10,749.76	$646.85	$10,102.91
2869021	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869022	4	0.43	$10,749.76	$646.85	$10,102.91
2869023	4	0.43	$10,749.76	$646.85	$10,102.91
2869024	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869025	4	0.43	$10,749.76	$646.85	$10,102.91
2869026	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869027	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869028	5	0.34	$8,499.81	$511.47	$7,988.35
2869029	5	0.34	$8,499.81	$511.47	$7,988.35
2869030	5	0.34	$8,499.81	$511.47	$7,988.35
2869031	5	0.34	$8,499.81	$511.47	$7,988.35
2869032	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2869033	5	0.34	$8,499.81	$511.47	$7,988.35
2869034	5	0.34	$8,499.81	$511.47	$7,988.35
2869035	5	0.34	$8,499.81	$511.47	$7,988.35
2869036	5	0.34	$8,499.81	$511.47	$7,988.35
2869037	5	0.34	$8,499.81	$511.47	$7,988.35
2869038	5	0.34	$8,499.81	$511.47	$7,988.35
2869039	5	0.34	$8,499.81	$511.47	$7,988.35
2869040	5	0.34	$8,499.81	$511.47	$7,988.35
2869041	5	0.34	$8,499.81	$511.47	$7,988.35
2869042	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869043	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869045	5	0.34	$8,499.81	$511.47	$7,988.35
2869046	5	0.34	$8,499.81	$511.47	$7,988.35
2869047	5	0.34	$8,499.81	$511.47	$7,988.35
2869048	5	0.34	$8,499.81	$511.47	$7,988.35
2869049	5	0.34	$8,499.81	$511.47	$7,988.35
2869050	5	0.34	$8,499.81	$511.47	$7,988.35
2869051	Open Space	0.00	$0.00	$0.00	$0.00
2869052	Open Space	0.00	$0.00	$0.00	$0.00
2869053	5	0.34	$8,499.81	$511.47	$7,988.35
2869054	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869055	5	0.34	$8,499.81	$511.47	$7,988.35
2869056	5	0.34	$8,499.81	$511.47	$7,988.35
2869057	5	0.34	$8,499.81	$511.47	$7,988.35
2869058	5	0.34	$8,499.81	$511.47	$7,988.35
2869059	5	0.34	$8,499.81	$511.47	$7,988.35
2869060	5	0.34	$8,499.81	$511.47	$7,988.35
2869061	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869062	5	0.34	$8,499.81	$511.47	$7,988.35
2869063	5	0.34	$8,499.81	$511.47	$7,988.35
2869064	5	0.34	$8,499.81	$511.47	$7,988.35
2885970	3	0.49	$12,170.19	$732.33	$11,437.86
2885971	3	0.49	$12,170.19	$732.33	$11,437.86
2885972	2	0.65	$16,144.13	$971.45	$15,172.68
2885973	2	0.65	$16,144.13	$971.45	$15,172.68
2885974	2	0.65	$16,144.13	$971.45	$15,172.68
2885975	2	0.65	$16,144.13	$971.45	$15,172.68
2885976	2	0.65	$16,144.13	$971.45	$15,172.68
2885977	2	0.65	$16,144.13	$971.45	$15,172.68
2885978	2	0.65	$16,144.13	$971.45	$15,172.68
2885979	2	0.65	$16,144.13	$971.45	$15,172.68
2885980	2	0.65	$16,144.13	$971.45	$15,172.68
2885981	2	0.65	$16,144.13	$971.45	$15,172.68
2885982	2	0.65	$16,144.13	$971.45	$15,172.68
2885983	2	0.65	$16,144.13	$971.45	$15,172.68
2885984	2	0.65	$16,144.13	$971.45	$15,172.68
2885985	2	0.65	$16,144.13	$971.45	$15,172.68
2885986	2	0.65	$16,144.13	$971.45	$15,172.68
2885987	2	0.65	$16,144.13	$971.45	$15,172.68
2885988	2	0.65	$16,144.13	$971.45	$15,172.68
2885989	2	0.65	$16,144.13	$971.45	$15,172.68
2885990	2	0.65	$16,144.13	$971.45	$15,172.68
2885991	2	0.65	$16,144.13	$971.45	$15,172.68
2885992	2	0.65	$16,144.13	$971.45	$15,172.68
2885993	2	0.65	$16,144.13	$971.45	$15,172.68
2885994	2	0.65	$16,144.13	$971.45	$15,172.68
2885995	2	0.65	$16,144.13	$971.45	$15,172.68
2885996	2	0.65	$16,144.13	$971.45	$15,172.68
2885997	2	0.65	$16,144.13	$971.45	$15,172.68

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2885998	2	0.65	$16,144.13	$971.45	$15,172.68
2885999	Open Space	0.00	$0.00	$0.00	$0.00
2886000	Open Space	0.00	$0.00	$0.00	$0.00
2886001	Open Space	0.00	$0.00	$0.00	$0.00
2886002	4	0.43	$10,679.96	$642.65	$10,037.31
2886003	4	0.43	$10,679.96	$642.65	$10,037.31
2886004	4	0.43	$10,679.96	$642.65	$10,037.31
2886005	4	0.43	$10,679.96	$642.65	$10,037.31
2886006	4	0.43	$10,679.96	$642.65	$10,037.31
2886007	4	0.43	$10,679.96	$642.65	$10,037.31
2886008	4	0.43	$10,679.96	$642.65	$10,037.31
2886009	4	0.43	$10,679.96	$642.65	$10,037.31
2886010	4	0.43	$10,679.96	$642.65	$10,037.31
2886011	4	0.43	$10,679.96	$642.65	$10,037.31
2886012	4	0.43	$10,679.96	$642.65	$10,037.31
2886013	4	0.43	$10,679.96	$642.65	$10,037.31
2886014	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886015	4	0.43	$10,679.96	$642.65	$10,037.31
2886016	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886017	4	0.43	$10,679.96	$642.65	$10,037.31
2886018	Open Space	0.00	$0.00	$0.00	$0.00
2886019	3	0.49	$12,170.19	$732.33	$11,437.86
2886020	Open Space	0.00	$0.00	$0.00	$0.00
2886021	3	0.49	$12,170.19	$732.33	$11,437.86
2886022	3	0.49	$12,170.19	$732.33	$11,437.86
2886023	3	0.49	$12,170.19	$732.33	$11,437.86
2886024	3	0.49	$12,170.19	$732.33	$11,437.86
2886025	3	0.49	$12,170.19	$732.33	$11,437.86
2886026	3	0.49	$12,170.19	$732.33	$11,437.86
2886027	3	0.49	$12,170.19	$732.33	$11,437.86
2886028	3	0.49	$12,170.19	$732.33	$11,437.86
2886029	3	0.49	$12,170.19	$732.33	$11,437.86
2886030	3	0.49	$12,170.19	$732.33	$11,437.86
2886031	3	0.49	$12,170.19	$732.33	$11,437.86
2886032	3	0.49	$12,170.19	$732.33	$11,437.86
2886033	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886034	3	0.49	$12,170.19	$732.33	$11,437.86
2886035	3	0.49	$12,170.19	$732.33	$11,437.86
2886036	3	0.49	$12,170.19	$732.33	$11,437.86
2886037	3	0.49	$12,170.19	$732.33	$11,437.86
2886038	3	0.49	$12,170.19	$732.33	$11,437.86
2886039	3	0.49	$12,170.19	$732.33	$11,437.86
2886040	Open Space	0.00	$0.00	$0.00	$0.00
2886041	7	0.37	$9,189.74	$552.98	$8,636.75
2886042	7	0.37	$9,189.74	$552.98	$8,636.75
2886043	7	0.37	$9,189.74	$552.98	$8,636.75
2886044	7	0.37	$9,189.74	$552.98	$8,636.75
2886045	7	0.37	$9,189.74	$552.98	$8,636.75
2886046	7	0.37	$9,189.74	$552.98	$8,636.75
2886047	7	0.37	$9,189.74	$552.98	$8,636.75
2886048	7	0.37	$9,189.74	$552.98	$8,636.75
2886049	7	0.37	$9,189.74	$552.98	$8,636.75
2886050	7	0.37	$9,189.74	$552.98	$8,636.75
2886051	7	0.37	$9,189.74	$552.98	$8,636.75
2886052	7	0.37	$9,189.74	$552.98	$8,636.75
2886053	7	0.37	$9,189.74	$552.98	$8,636.75
2886054	7	0.37	$9,189.74	$552.98	$8,636.75
2886055	7	0.37	$9,189.74	$552.98	$8,636.75
2886056	7	0.37	$9,189.74	$552.98	$8,636.75

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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886057	7	0.37	$9,189.74	$552.98	$8,636.75
2886058	Open Space	0.00	$0.00	$0.00	$0.00
2886059	7	0.37	$9,189.74	$552.98	$8,636.75
2886060	7	0.37	$9,189.74	$552.98	$8,636.75
2886061	7	0.37	$9,189.74	$552.98	$8,636.75
2886062	7	0.37	$9,189.74	$552.98	$8,636.75
2886063	7	0.37	$9,189.74	$552.98	$8,636.75
2886064	7	0.37	$9,189.74	$552.98	$8,636.75
2886065	7	0.37	$9,189.74	$552.98	$8,636.75
2886066	7	0.37	$9,189.74	$552.98	$8,636.75
2886067	7	0.37	$9,189.74	$552.98	$8,636.75
2886068	7	0.37	$9,189.74	$552.98	$8,636.75
2886069	7	0.37	$9,189.74	$552.98	$8,636.75
2886070	7	0.37	$9,189.74	$552.98	$8,636.75
2886071	7	0.37	$9,189.74	$552.98	$8,636.75
2886072	7	0.37	$9,189.74	$552.98	$8,636.75
2886073	Open Space	0.00	$0.00	$0.00	$0.00
2886074	4	0.43	$10,679.96	$642.65	$10,037.31
2886075	4	0.43	$10,679.96	$642.65	$10,037.31
2886076	4	0.43	$10,679.96	$642.65	$10,037.31
2886077	4	0.43	$10,679.96	$642.65	$10,037.31
2886078	4	0.43	$10,679.96	$642.65	$10,037.31
2886079	4	0.43	$10,679.96	$642.65	$10,037.31
2886080	4	0.43	$10,679.96	$642.65	$10,037.31
2886081	4	0.43	$10,679.96	$642.65	$10,037.31
2886082	4	0.43	$10,679.96	$642.65	$10,037.31
2886083	4	0.43	$10,679.96	$642.65	$10,037.31
2886084	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886085	Open Space	0.00	$0.00	$0.00	$0.00
2886086	2	0.65	$16,144.13	$971.45	$15,172.68
2886088	2	0.65	$16,144.13	$971.45	$15,172.68
2886089	2	0.65	$16,144.13	$971.45	$15,172.68
2886090	2	0.65	$16,144.13	$971.45	$15,172.68
2886091	2	0.65	$16,144.13	$971.45	$15,172.68
2886092	2	0.65	$16,144.13	$971.45	$15,172.68
2886093	2	0.65	$16,144.13	$971.45	$15,172.68
2886094	2	0.65	$16,144.13	$971.45	$15,172.68
2886095	2	0.65	$16,144.13	$971.45	$15,172.68
2886096	2	0.65	$16,144.13	$971.45	$15,172.68
2886097	2	0.65	$16,144.13	$971.45	$15,172.68
2886098	2	0.65	$16,144.13	$971.45	$15,172.68
2886099	2	0.65	$16,144.13	$971.45	$15,172.68
2886100	2	0.65	$16,144.13	$971.45	$15,172.68
2886101	2	0.65	$16,144.13	$971.45	$15,172.68
2886102	2	0.65	$16,144.13	$971.45	$15,172.68
2886103	2	0.65	$16,144.13	$971.45	$15,172.68
2886104	2	0.65	$16,144.13	$971.45	$15,172.68
2886105	2	0.65	$16,144.13	$971.45	$15,172.68
2886106	2	0.65	$16,144.13	$971.45	$15,172.68
2886107	2	0.65	$16,144.13	$971.45	$15,172.68
2886108	2	0.65	$16,144.13	$971.45	$15,172.68
2886109	2	0.65	$16,144.13	$971.45	$15,172.68
2886110	2	0.65	$16,144.13	$971.45	$15,172.68
2886111	2	0.65	$16,144.13	$971.45	$15,172.68
2886112	2	0.65	$16,144.13	$971.45	$15,172.68
2886113	2	0.65	$16,144.13	$971.45	$15,172.68
2886114	Open Space	0.00	$0.00	$0.00	$0.00
2886115	Open Space	0.00	$0.00	$0.00	$0.00
2886116	3	0.49	$12,170.19	$732.33	$11,437.86

Appendix F-2
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886117	3	0.49	$12,170.19	$732.33	$11,437.86
2886118	3	0.49	$12,170.19	$732.33	$11,437.86
2886119	4	0.43	$10,679.96	$642.65	$10,037.31
2886121	4	0.43	$10,679.96	$642.65	$10,037.31
2886122	4	0.43	$10,679.96	$642.65	$10,037.31
2886123	4	0.43	$10,679.96	$642.65	$10,037.31
2886124	4	0.43	$10,679.96	$642.65	$10,037.31
2886125	4	0.43	$10,679.96	$642.65	$10,037.31
2886126	4	0.43	$10,679.96	$642.65	$10,037.31
2886127	4	0.43	$10,679.96	$642.65	$10,037.31
2886128	4	0.43	$10,679.96	$642.65	$10,037.31
2886129	4	0.43	$10,679.96	$642.65	$10,037.31
2886130	4	0.43	$10,679.96	$642.65	$10,037.31
2886131	4	0.43	$10,679.96	$642.65	$10,037.31
2886132	Open Space	0.00	$0.00	$0.00	$0.00
2886133	Open Space	0.00	$0.00	$0.00	$0.00
2886134	Open Space	0.00	$0.00	$0.00	$0.00
2886135	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886137	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886138	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886139	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886140	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886141	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886142	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886143	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886144	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886145	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886146	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886147	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886148	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886149	1	1.00	$24,837.12	$1,494.54	$23,342.58
2886150	3	0.49	$12,170.19	$732.33	$11,437.86
2886151	3	0.49	$12,170.19	$732.33	$11,437.86
2886152	3	0.49	$12,170.19	$732.33	$11,437.86
2886153	3	0.49	$12,170.19	$732.33	$11,437.86
2886154	3	0.49	$12,170.19	$732.33	$11,437.86
2886155	3	0.49	$12,170.19	$732.33	$11,437.86
2886156	3	0.49	$12,170.19	$732.33	$11,437.86
2886157	3	0.49	$12,170.19	$732.33	$11,437.86
2886158	Open Space	0.00	$0.00	$0.00	$0.00
2886159	Open Space	0.00	$0.00	$0.00	$0.00
2886160	Open Space	0.00	$0.00	$0.00	$0.00
2886161	Open Space	0.00	$0.00	$0.00	$0.00
2886162	Open Space	0.00	$0.00	$0.00	$0.00
2886163	Open Space	0.00	$0.00	$0.00	$0.00
Total		638.52	$12,252,264.81	$737,264.81	$11,515,000.00

APPENDIX G
PHASE #1 ASSESSMENT ROLL

Appendix G
Phase #1 Assessment Roll

Parcel	**All Parcels**
Equivalent Units (Original)	**209.97**
Original Assessment	**$9,000,000**
Restated Assessment	**$7,750,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	CCMI[4]	Administrative Expenses[5]	Additional Interest	Capitalized Interest/ Available Credits	Total Annual Installment
2015	$0	$299,119	$0	$0	$0	$0	$0	($299,119)	$0
2016	$0	$507,938	$0	$0	$1,970	$15,255	$45,000	($157,820)	$412,343
2017	$175,000	$480,938	$0	$0	$21,520	$15,514	$72,000	$0	$764,972
2018	$200,000	$498,531	$0	$0	$42,091	$15,778	$44,125	$0	$800,526
2019	$200,000	$484,750	$0	$0	$48,382	$25,000	$42,857	($48,382)	$752,607
2020	$200,000	$473,924	$0	$0	$56,750	$33,368	$41,850	($91,144)	$714,748
2021	$225,000	$461,856	$0	$0	$0	$35,000	$40,735	($10,927)	$751,664
2022	$0	$0	$270,000	$243,548	$0	$39,500	$37,316	($10)	$590,354
2023	$0	$0	$280,000	$232,914	$0	$36,000	$35,966	$0	$566,885
2024	$0	$0	$295,000	$220,810	$0	$36,720	$34,394	$0	$569,576
2025	$0	$0	$305,000	$210,619	$0	$17,754	$33,225	$0	$566,598
2026	$0	$0	$320,000	$198,419	$0	$18,056	$31,700	$0	$568,175
2027	$0	$0	$335,000	$185,619	$0	$18,363	$30,100	$0	$569,082
2028	$0	$0	$350,000	$172,219	$0	$18,675	$28,425	$0	$569,319
2029	$0	$0	$365,000	$158,219	$0	$18,993	$26,675	$0	$568,887
2030	$0	$0	$380,000	$143,619	$0	$19,315	$24,850	$0	$567,784
2031	$0	$0	$395,000	$128,419	$0	$19,644	$22,950	$0	$566,013
2032	$0	$0	$410,000	$116,569	$0	$19,978	$20,975	$0	$567,522
2033	$0	$0	$425,000	$104,269	$0	$20,317	$18,925	$0	$568,511
2034	$0	$0	$435,000	$91,519	$0	$20,663	$16,800	$0	$563,982
2035	$0	$0	$450,000	$78,469	$0	$21,014	$14,625	$0	$564,108
2036	$0	$0	$470,000	$64,969	$0	$21,371	$12,375	$0	$568,715
2037	$0	$0	$480,000	$52,631	$0	$21,735	$10,025	$0	$564,391
2038	$0	$0	$495,000	$40,031	$0	$22,104	$7,625	$0	$564,760
2039	$0	$0	$510,000	$27,038	$0	$22,480	$5,151	$0	$564,668
2040	$0	$0	$520,000	$13,650	$0	$22,862	$2,600	$0	$559,112
Total	**$1,000,000**	**$3,207,056**	**$7,490,000**	**$2,485,861**	**$170,713**	**$537,362**	**$701,712**	**($607,402)**	**$14,985,301**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]The principal and interest amounts represent the debt service requirements of the Series 2015 Phase #1 Bonds. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

[3]The principal and interest amounts represent the debt service requirements of the Phase #1 Refunding Bonds. The interest amount also includes the additional 0.5% interest being collected for the Additional Interest Reserve.

[4]Amounts represent the debt service on the 2015 CCMI. The portion of the Assessment related to the 2015 CCMI was released in 2020.

[5]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739841	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2759317	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739853	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739854	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740206	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740207	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740208	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740209	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740210	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740211	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740212	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740213	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740214	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740215	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740216	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740217	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740218	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739857	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2739858	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2739859	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2739862	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740098	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740099	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740100	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740101	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740142	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740143	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740144	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740145	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740146	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740147	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740148	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740149	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740150	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740151	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740152	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740177	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740178	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740179	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740180	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740181	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740182	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740183	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740184	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740185	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740186	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740187	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740188	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740189	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740190	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740191	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740192	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740193	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740194	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740195	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740196	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740197	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740198	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740199	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740200	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740201	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740202	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740203	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2740204	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740205	3	0.83	$27,556.12	$1,181.77	$884.56	$137.78	$147.10	$2,351.20
2739860	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2739861	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740092	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740093	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740094	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740095	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740096	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740097	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740103	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740104	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740105	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740106	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740107	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740108	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740109	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740110	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740111	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740112	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740113	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740114	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740115	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740116	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740117	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740118	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740134	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740135	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740136	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740137	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740138	4	0.48	$15,776.71	$676.60	$506.44	$78.88	$84.22	$1,346.14
2808775	4	0.24	$8,127.40	$348.55	$260.89	$40.64	$43.39	$693.46
2740139	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740140	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740141	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740153	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740154	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740155	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740156	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740157	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740158	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740159	4	0.36	$11,952.05	$512.57	$383.66	$59.76	$63.80	$1,019.80
2837813	4	0.36	$11,952.05	$512.57	$383.66	$59.76	$63.80	$1,019.80
2740160	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740161	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740162	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740163	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740164	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740165	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740166	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740167	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740168	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740169	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740170	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740171	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740172	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740173	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740174	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2740175	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740176	4	0.72	$23,904.11	$1,025.15	$767.33	$119.52	$127.60	$2,039.60
2739863	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739864	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2739865	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739870	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739871	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739970	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739971	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739972	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739973	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739974	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739975	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739976	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739993	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739994	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739995	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739996	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739997	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739998	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739999	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740000	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740001	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740002	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740003	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740004	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740005	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740006	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740007	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740008	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740009	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740010	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740011	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740012	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740013	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740014	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740015	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740016	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740017	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740018	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740019	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740020	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740021	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740022	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740023	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740024	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740025	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740026	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740027	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740028	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740029	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740030	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740031	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740043	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740044	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740045	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740046	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740047	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740048	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740049	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740050	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740051	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2740052	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740053	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740054	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740055	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740056	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740057	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740058	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740059	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740060	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740061	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740062	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740063	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740064	5	0.29	$9,628.04	$412.91	$309.06	$48.14	$51.40	$821.50
2817804	5	0.29	$9,628.04	$412.91	$309.06	$48.14	$51.40	$821.50
2740065	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740066	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740067	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740068	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740069	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740070	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740071	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740072	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740073	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740074	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740075	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740076	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740077	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740078	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740079	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740080	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740081	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740082	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740083	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740084	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740085	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740086	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740087	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740088	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740089	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740090	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2740091	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739866	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739867	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739868	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739869	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739872	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739879	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739880	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739881	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739882	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739883	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739884	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739885	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739886	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739887	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739888	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739889	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739890	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739891	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739892	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739893	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73

Appendix G
The Lakes at Mustang Ranch Public Improvement District
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Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739894	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739895	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739896	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739897	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739898	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739899	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739900	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739901	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739902	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739903	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739904	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739905	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739906	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739907	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739908	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739909	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739910	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739911	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739912	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739913	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739914	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739915	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739916	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739917	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739918	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739919	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739920	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739921	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739923	5	0.29	$9,628.04	$412.91	$309.06	$48.14	$51.40	$821.50
2846354	5	0.29	$9,628.04	$412.91	$309.06	$48.14	$51.40	$821.50
2739924	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739925	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739926	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739927	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739928	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739929	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739930	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739931	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739932	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739933	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739934	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739935	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739936	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739937	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739938	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739939	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739940	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739941	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739942	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739943	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739944	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739945	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739946	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739947	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739948	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739949	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739950	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739951	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739952	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739953	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739954	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2023-24

Parcel	Lot Type	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1.00	$33,200.15	$1,423.81	$1,065.73	$166.00	$177.23	$2,832.78
2739955	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739956	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739957	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739958	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739959	6	0.24	$7,968.04	$341.72	$255.78	$39.84	$42.53	$679.87
2850166	6	0.24	$7,968.04	$341.72	$255.78	$39.84	$42.53	$679.87
2739960	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739961	5	0.58	$19,256.09	$825.81	$618.12	$96.28	$102.79	$1,643.01
2739962	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739963	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739964	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739965	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739966	6	0.24	$7,968.04	$341.72	$255.78	$39.84	$42.53	$679.87
2837696	6	0.24	$7,968.04	$341.72	$255.78	$39.84	$42.53	$679.87
2739967	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739978	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739979	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739980	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739981	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739982	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739983	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739984	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739985	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2739986	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2868881	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740032	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740033	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740034	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740036	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740037	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740038	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740039	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740040	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740041	6	0.48	$15,936.07	$683.43	$511.55	$79.68	$85.07	$1,359.73
2740042	6	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740219	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740220	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740221	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740222	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740223	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740224	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740226	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740228	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740229	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740230	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740232	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740233	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740234	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740235	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740236	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740237	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740238	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740494	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740495	Open Space	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**207.19**	**$6,878,738.37**	**$295,000.00**	**$220,809.10**	**$34,393.69**	**$36,720.00**	**$586,922.79**

APPENDIX H
PHASE #2 ASSESSMENT ROLL

Appendix H
Phase #2 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**188.61**
Outstanding Assessment	**$4,260,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2018	$0	$470,110	$20,000	$0	$490,110
2019	$0	$467,241	$13,548	$0	$480,789
2020	$95,000	$449,656	$22,000	$0	$566,656
2021	$92,000	$423,965	$20,000	$0	$535,965
2022	$89,000	$411,122	$20,855	$0	$520,977
2023	$97,000	$258,166	$21,759	$0	$376,925
2024	$100,000	$250,236	$22,129	$0	$372,365
2025	$193,000	$214,183	$22,129	$0	$429,312
2026	$118,000	$203,350	$22,572	$20,335	$364,257
2027	$121,000	$197,450	$23,023	$19,745	$361,218
2028	$129,000	$191,400	$23,483	$19,140	$363,023
2029	$133,000	$184,950	$23,953	$18,495	$360,398
2030	$141,000	$178,300	$24,432	$17,830	$361,562
2031	$144,000	$171,250	$24,921	$17,125	$357,296
2032	$152,000	$164,050	$25,419	$16,405	$357,874
2033	$160,000	$156,450	$25,928	$15,645	$358,023
2034	$168,000	$148,450	$26,446	$14,845	$357,741
2035	$175,000	$140,050	$26,975	$14,005	$356,030
2036	$182,000	$131,300	$27,515	$13,130	$353,945
2037	$193,000	$122,200	$28,065	$12,220	$355,485
2038	$201,000	$112,550	$28,626	$11,255	$353,431
2039	$212,000	$102,500	$29,199	$10,250	$353,949
2040	$222,000	$91,900	$29,783	$9,190	$352,873
2041	$233,000	$80,800	$30,378	$8,080	$352,258
2042	$243,000	$69,150	$30,986	$6,915	$350,051
2043	$556,000	$57,000	$31,606	$5,700	$650,306
2044	$584,000	$29,200	$32,238	$2,920	$648,358
Total	**$4,733,000**	**$5,006,869**	**$657,968**	**$253,230**	**$10,651,067**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phase #2 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766631	6	0.48	$10,843.68	($2.26)	$10,841.42
2766647	6	0.48	$10,843.68	($2.26)	$10,841.42
2766648	6	0.48	$10,843.68	($2.26)	$10,841.42
2766649	6	0.48	$10,843.68	($2.26)	$10,841.42
2766650	6	0.48	$10,843.68	($2.26)	$10,841.42
2766651	6	0.48	$10,843.68	($2.26)	$10,841.42
2766652	6	0.48	$10,843.68	($2.26)	$10,841.42
2766653	6	0.48	$10,843.68	($2.26)	$10,841.42
2766654	6	0.48	$10,843.68	($2.26)	$10,841.42
2766655	6	0.48	$10,843.68	($2.26)	$10,841.42
2766656	6	0.48	$10,843.68	($2.26)	$10,841.42
2766657	6	0.48	$10,843.68	($2.26)	$10,841.42
2766658	6	0.48	$10,843.68	($2.26)	$10,841.42
2766659	6	0.48	$10,843.68	($2.26)	$10,841.42
2766660	6	0.48	$10,843.68	($2.26)	$10,841.42
2766661	6	0.48	$10,843.68	($2.26)	$10,841.42
2766662	6	0.48	$10,843.68	($2.26)	$10,841.42
2766663	6	0.48	$10,843.68	($2.26)	$10,841.42
2766664	6	0.48	$10,843.68	($2.26)	$10,841.42
2766665	6	0.48	$10,843.68	($2.26)	$10,841.42
2766666	6	0.48	$10,843.68	($2.26)	$10,841.42
2766667	6	0.32	$7,229.12	($1.51)	$7,227.61
2886355	6	0.16	$3,614.56	($0.75)	$3,613.81
2766668	6	0.48	$10,843.68	($2.26)	$10,841.42
2766669	6	0.48	$10,843.68	($2.26)	$10,841.42
2766670	6	0.48	$10,843.68	($2.26)	$10,841.42
2766671	6	0.48	$10,843.68	($2.26)	$10,841.42
2766672	6	0.48	$10,843.68	($2.26)	$10,841.42
2766673	6	0.48	$10,843.68	($2.26)	$10,841.42
2766674	6	0.48	$10,843.68	($2.26)	$10,841.42
2766675	6	0.48	$10,843.68	($2.26)	$10,841.42
2766676	6	0.48	$10,843.68	($2.26)	$10,841.42
2766677	6	0.48	$10,843.68	($2.26)	$10,841.42
2766678	6	0.48	$10,843.68	($2.26)	$10,841.42
2766679	6	0.48	$10,843.68	($2.26)	$10,841.42
2766680	6	0.48	$10,843.68	($2.26)	$10,841.42
2766681	6	0.48	$10,843.68	($2.26)	$10,841.42
2766682	6	0.48	$10,843.68	($2.26)	$10,841.42
2766683	6	0.48	$10,843.68	($2.26)	$10,841.42
2766684	6	0.48	$10,843.68	($2.26)	$10,841.42
2766685	6	0.48	$10,843.68	($2.26)	$10,841.42
2766686	6	0.48	$10,843.68	($2.26)	$10,841.42
2766687	6	0.48	$10,843.68	($2.26)	$10,841.42
2766688	6	0.48	$10,843.68	($2.26)	$10,841.42
2766689	6	0.48	$10,843.68	($2.26)	$10,841.42
2766690	6	0.48	$10,843.68	($2.26)	$10,841.42
2766691	6	0.48	$10,843.68	($2.26)	$10,841.42
2766692	6	0.48	$10,843.68	($2.26)	$10,841.42
2766693	6	0.48	$10,843.68	($2.26)	$10,841.42
2766694	6	0.48	$10,843.68	($2.26)	$10,841.42
2766695	6	0.48	$10,843.68	($2.26)	$10,841.42

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766696	6	0.48	$10,843.68	($2.26)	$10,841.42
2766697	6	0.48	$10,843.68	($2.26)	$10,841.42
2766698	6	0.48	$10,843.68	($2.26)	$10,841.42
2766699	6	0.48	$10,843.68	($2.26)	$10,841.42
2766700	6	0.48	$10,843.68	($2.26)	$10,841.42
2766701	6	0.48	$10,843.68	($2.26)	$10,841.42
2766702	6	0.48	$10,843.68	($2.26)	$10,841.42
2766703	6	0.48	$10,843.68	($2.26)	$10,841.42
2766704	6	0.48	$10,843.68	($2.26)	$10,841.42
2766705	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766707	5	0.58	$13,102.78	($2.73)	$13,100.05
2766708	5	0.58	$13,102.78	($2.73)	$13,100.05
2766709	5	0.58	$13,102.78	($2.73)	$13,100.05
2766710	5	0.58	$13,102.78	($2.73)	$13,100.05
2766711	5	0.58	$13,102.78	($2.73)	$13,100.05
2766712	5	0.58	$13,102.78	($2.73)	$13,100.05
2766713	5	0.58	$13,102.78	($2.73)	$13,100.05
2766714	5	0.58	$13,102.78	($2.73)	$13,100.05
2766715	5	0.58	$13,102.78	($2.73)	$13,100.05
2766716	5	0.58	$13,102.78	($2.73)	$13,100.05
2766717	5	0.58	$13,102.78	($2.73)	$13,100.05
2766718	5	0.58	$13,102.78	($2.73)	$13,100.05
2766719	5	0.58	$13,102.78	($2.73)	$13,100.05
2766720	5	0.58	$13,102.78	($2.73)	$13,100.05
2766721	5	0.58	$13,102.78	($2.73)	$13,100.05
2766723	5	0.58	$13,102.78	($2.73)	$13,100.05
2766724	5	0.58	$13,102.78	($2.73)	$13,100.05
2766725	5	0.58	$13,102.78	($2.73)	$13,100.05
2766726	5	0.58	$13,102.78	($2.73)	$13,100.05
2766727	5	0.58	$13,102.78	($2.73)	$13,100.05
2766728	5	0.58	$13,102.78	($2.73)	$13,100.05
2766729	5	0.58	$13,102.78	($2.73)	$13,100.05
2766730	5	0.58	$13,102.78	($2.73)	$13,100.05
2766731	5	0.58	$13,102.78	($2.73)	$13,100.05
2766732	5	0.58	$13,102.78	($2.73)	$13,100.05
2766733	5	0.58	$13,102.78	($2.73)	$13,100.05
2766734	5	0.58	$13,102.78	($2.73)	$13,100.05
2766735	5	0.58	$13,102.78	($2.73)	$13,100.05
2766736	5	0.58	$13,102.78	($2.73)	$13,100.05
2766737	5	0.58	$13,102.78	($2.73)	$13,100.05
2766738	5	0.58	$13,102.78	($2.73)	$13,100.05
2766739	5	0.58	$13,102.78	($2.73)	$13,100.05
2766740	5	0.58	$13,102.78	($2.73)	$13,100.05
2766741	6	0.48	$10,843.68	($2.26)	$10,841.42
2766742	6	0.48	$10,843.68	($2.26)	$10,841.42
2766743	6	0.48	$10,843.68	($2.26)	$10,841.42
2766744	6	0.48	$10,843.68	($2.26)	$10,841.42
2766745	6	0.48	$10,843.68	($2.26)	$10,841.42
2766746	6	0.48	$10,843.68	($2.26)	$10,841.42
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	6	0.48	$10,843.68	($2.26)	$10,841.42

Appendix E
The Lakes at Mustang Ranch Public Improvement District
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Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766749	6	0.48	$10,843.68	($2.26)	$10,841.42
2766750	6	0.48	$10,843.68	($2.26)	$10,841.42
2766751	6	0.48	$10,843.68	($2.26)	$10,841.42
2766752	6	0.48	$10,843.68	($2.26)	$10,841.42
2766755	6	0.48	$10,843.68	($2.26)	$10,841.42
2766756	6	0.48	$10,843.68	($2.26)	$10,841.42
2766757	6	0.48	$10,843.68	($2.26)	$10,841.42
2766758	6	0.48	$10,843.68	($2.26)	$10,841.42
2766759	6	0.48	$10,843.68	($2.26)	$10,841.42
2766760	6	0.48	$10,843.68	($2.26)	$10,841.42
2766761	6	0.48	$10,843.68	($2.26)	$10,841.42
2766762	6	0.48	$10,843.68	($2.26)	$10,841.42
2766763	6	0.48	$10,843.68	($2.26)	$10,841.42
2766764	5	0.58	$13,102.78	($2.73)	$13,100.05
2766765	5	0.58	$13,102.78	($2.73)	$13,100.05
2766766	5	0.58	$13,102.78	($2.73)	$13,100.05
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	5	0.58	$13,102.78	($2.73)	$13,100.05
2766769	5	0.58	$13,102.78	($2.73)	$13,100.05
2766770	5	0.58	$13,102.78	($2.73)	$13,100.05
2766771	5	0.58	$13,102.78	($2.73)	$13,100.05
2766772	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766773	5	0.58	$13,102.78	($2.73)	$13,100.05
2766774	5	0.58	$13,102.78	($2.73)	$13,100.05
2766775	5	0.58	$13,102.78	($2.73)	$13,100.05
2766776	6	0.48	$10,843.68	($2.26)	$10,841.42
2766778	6	0.48	$10,843.68	($2.26)	$10,841.42
2766779	6	0.48	$10,843.68	($2.26)	$10,841.42
2766780	6	0.48	$10,843.68	($2.26)	$10,841.42
2766781	6	0.48	$10,843.68	($2.26)	$10,841.42
2766785	6	0.48	$10,843.68	($2.26)	$10,841.42
2766786	6	0.24	$5,421.84	($1.13)	$5,420.71
2839550	6	0.24	$5,421.84	($1.13)	$5,420.71
2766787	6	0.48	$10,843.68	($2.26)	$10,841.42
2766788	6	0.48	$10,843.68	($2.26)	$10,841.42
2766789	6	0.48	$10,843.68	($2.26)	$10,841.42
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	6	0.48	$10,843.68	($2.26)	$10,841.42
2766792	6	0.48	$10,843.68	($2.26)	$10,841.42
2766793	6	0.48	$10,843.68	($2.26)	$10,841.42
2766794	6	0.48	$10,843.68	($2.26)	$10,841.42
2766795	6	0.48	$10,843.68	($2.26)	$10,841.42
2766796	6	0.48	$10,843.68	($2.26)	$10,841.42
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	6	0.48	$10,843.68	($2.26)	$10,841.42
2766800	5	0.58	$13,102.78	($2.73)	$13,100.05
2766801	5	0.58	$13,102.78	($2.73)	$13,100.05
2766802	5	0.58	$13,102.78	($2.73)	$13,100.05
2766803	5	0.58	$13,102.78	($2.73)	$13,100.05
2766804	5	0.58	$13,102.78	($2.73)	$13,100.05
2766805	5	0.58	$13,102.78	($2.73)	$13,100.05

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Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766806	5	0.58	$13,102.78	($2.73)	$13,100.05
2766807	5	0.58	$13,102.78	($2.73)	$13,100.05
2766808	5	0.58	$13,102.78	($2.73)	$13,100.05
2766809	5	0.58	$13,102.78	($2.73)	$13,100.05
2766810	5	0.58	$13,102.78	($2.73)	$13,100.05
2766811	5	0.58	$13,102.78	($2.73)	$13,100.05
2766812	5	0.58	$13,102.78	($2.73)	$13,100.05
2766813	5	0.58	$13,102.78	($2.73)	$13,100.05
2766814	5	0.58	$13,102.78	($2.73)	$13,100.05
2766815	5	0.58	$13,102.78	($2.73)	$13,100.05
2766816	5	0.58	$13,102.78	($2.73)	$13,100.05
2766817	5	0.58	$13,102.78	($2.73)	$13,100.05
2766818	5	0.58	$13,102.78	($2.73)	$13,100.05
2766819	5	0.29	$6,551.39	($1.36)	$6,550.02
2817555	5	0.29	$6,551.39	($1.36)	$6,550.02
2766820	5	0.58	$13,102.78	($2.73)	$13,100.05
2766821	5	0.58	$13,102.78	($2.73)	$13,100.05
2766822	5	0.58	$13,102.78	($2.73)	$13,100.05
2766823	6	0.48	$10,843.68	($2.26)	$10,841.42
2766824	6	0.48	$10,843.68	($2.26)	$10,841.42
2766825	6	0.48	$10,843.68	($2.26)	$10,841.42
2766826	6	0.48	$10,843.68	($2.26)	$10,841.42
2766827	6	0.48	$10,843.68	($2.26)	$10,841.42
2766828	6	0.48	$10,843.68	($2.26)	$10,841.42
2766829	6	0.48	$10,843.68	($2.26)	$10,841.42
2766830	6	0.48	$10,843.68	($2.26)	$10,841.42
2766831	6	0.48	$10,843.68	($2.26)	$10,841.42
2766832	6	0.48	$10,843.68	($2.26)	$10,841.42
2766833	6	0.48	$10,843.68	($2.26)	$10,841.42
2766834	6	0.48	$10,843.68	($2.26)	$10,841.42
2766835	6	0.48	$10,843.68	($2.26)	$10,841.42
2766836	6	0.48	$10,843.68	($2.26)	$10,841.42
2766837	6	0.48	$10,843.68	($2.26)	$10,841.42
2766838	6	0.48	$10,843.68	($2.26)	$10,841.42
2766839	6	0.48	$10,843.68	($2.26)	$10,841.42
2766840	6	0.48	$10,843.68	($2.26)	$10,841.42
2766841	6	0.48	$10,843.68	($2.26)	$10,841.42
2766842	6	0.48	$10,843.68	($2.26)	$10,841.42
2766843	6	0.48	$10,843.68	($2.26)	$10,841.42
2766844	6	0.48	$10,843.68	($2.26)	$10,841.42
2766845	6	0.48	$10,843.68	($2.26)	$10,841.42
2766846	6	0.48	$10,843.68	($2.26)	$10,841.42
2766847	6	0.48	$10,843.68	($2.26)	$10,841.42
2766848	6	0.48	$10,843.68	($2.26)	$10,841.42
2766849	6	0.48	$10,843.68	($2.26)	$10,841.42
2766850	6	0.48	$10,843.68	($2.26)	$10,841.42
2766851	6	0.48	$10,843.68	($2.26)	$10,841.42
2766858	6	0.48	$10,843.68	($2.26)	$10,841.42
2766859	6	0.48	$10,843.68	($2.26)	$10,841.42
2766860	6	0.48	$10,843.68	($2.26)	$10,841.42
2766861	6	0.48	$10,843.68	($2.26)	$10,841.42

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Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2766862	6	0.48	$10,843.68	($2.26)	$10,841.42
2766863	6	0.48	$10,843.68	($2.26)	$10,841.42
2766864	6	0.48	$10,843.68	($2.26)	$10,841.42
2766865	6	0.48	$10,843.68	($2.26)	$10,841.42
2766866	6	0.48	$10,843.68	($2.26)	$10,841.42
2766867	6	0.48	$10,843.68	($2.26)	$10,841.42
2766868	6	0.48	$10,843.68	($2.26)	$10,841.42
2766869	6	0.48	$10,843.68	($2.26)	$10,841.42
2766870	6	0.48	$10,843.68	($2.26)	$10,841.42
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	6	0.48	$10,843.68	($2.26)	$10,841.42
2766873	6	0.48	$10,843.68	($2.26)	$10,841.42
2766874	6	0.48	$10,843.68	($2.26)	$10,841.42
2766875	6	0.48	$10,843.68	($2.26)	$10,841.42
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	6	0.48	$10,843.68	($2.26)	$10,841.42
2766878	6	0.48	$10,843.68	($2.26)	$10,841.42
2766879	6	0.48	$10,843.68	($2.26)	$10,841.42
2766882	6	0.48	$10,843.68	($2.26)	$10,841.42
2766883	6	0.48	$10,843.68	($2.26)	$10,841.42
2766884	6	0.48	$10,843.68	($2.26)	$10,841.42
2766885	6	0.48	$10,843.68	($2.26)	$10,841.42
2766886	6	0.48	$10,843.68	($2.26)	$10,841.42
2766887	6	0.48	$10,843.68	($2.26)	$10,841.42
2766888	6	0.48	$10,843.68	($2.26)	$10,841.42
2766889	6	0.48	$10,843.68	($2.26)	$10,841.42
2766890	6	0.48	$10,843.68	($2.26)	$10,841.42
2766891	6	0.48	$10,843.68	($2.26)	$10,841.42
2766892	6	0.48	$10,843.68	($2.26)	$10,841.42
2766893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	6	0.48	$10,843.68	($2.26)	$10,841.42
2766895	6	0.48	$10,843.68	($2.26)	$10,841.42
2766896	6	0.48	$10,843.68	($2.26)	$10,841.42
2766897	6	0.48	$10,843.68	($2.26)	$10,841.42
2766898	6	0.48	$10,843.68	($2.26)	$10,841.42
2766899	6	0.48	$10,843.68	($2.26)	$10,841.42
2766901	6	0.48	$10,843.68	($2.26)	$10,841.42
2766902	6	0.48	$10,843.68	($2.26)	$10,841.42
2766904	Open Space	0.00	$0.00	$0.00	$0.00
2766905	Open Space	0.00	$0.00	$0.00	$0.00
2766906	Open Space	0.00	$0.00	$0.00	$0.00
2766907	Open Space	0.00	$0.00	$0.00	$0.00
2766908	Open Space	0.00	$0.00	$0.00	$0.00
2766909	Open Space	0.00	$0.00	$0.00	$0.00
2766910	Open Space	0.00	$0.00	$0.00	$0.00
2766911	Open Space	0.00	$0.00	$0.00	$0.00
2769104	3	0.83	$18,750.52	($3.90)	$18,746.62
2769105	3	0.83	$18,750.52	($3.90)	$18,746.62
2769106	3	0.83	$18,750.52	($3.90)	$18,746.62
2769107	3	0.83	$18,750.52	($3.90)	$18,746.62
2769108	3	0.83	$18,750.52	($3.90)	$18,746.62

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Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2769109	3	0.83	$18,750.52	($3.90)	$18,746.62
2769110	3	0.83	$18,750.52	($3.90)	$18,746.62
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	4	0.72	$16,265.52	($3.39)	$16,262.13
2769114	4	0.72	$16,265.52	($3.39)	$16,262.13
2769115	4	0.72	$16,265.52	($3.39)	$16,262.13
2769116	4	0.72	$16,265.52	($3.39)	$16,262.13
2769117	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	4	0.72	$16,265.52	($3.39)	$16,262.13
2769119	4	0.72	$16,265.52	($3.39)	$16,262.13
2769120	4	0.72	$16,265.52	($3.39)	$16,262.13
2769121	4	0.72	$16,265.52	($3.39)	$16,262.13
2769122	4	0.72	$16,265.52	($3.39)	$16,262.13
2769123	4	0.72	$16,265.52	($3.39)	$16,262.13
2769124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769125	4	0.72	$16,265.52	($3.39)	$16,262.13
2769126	4	0.72	$16,265.52	($3.39)	$16,262.13
2769127	3	0.83	$18,750.52	($3.90)	$18,746.62
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	3	0.83	$18,750.52	($3.90)	$18,746.62
2769130	3	0.83	$18,750.52	($3.90)	$18,746.62
2769131	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769132	3	0.83	$18,750.52	($3.90)	$18,746.62
2769133	3	0.83	$18,750.52	($3.90)	$18,746.62
2769134	3	0.83	$18,750.52	($3.90)	$18,746.62
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	4	0.72	$16,265.52	($3.39)	$16,262.13
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	4	0.72	$16,265.52	($3.39)	$16,262.13
2769140	4	0.72	$16,265.52	($3.39)	$16,262.13
2769141	4	0.72	$16,265.52	($3.39)	$16,262.13
2769142	4	0.72	$16,265.52	($3.39)	$16,262.13
2769143	4	0.72	$16,265.52	($3.39)	$16,262.13
2769144	4	0.72	$16,265.52	($3.39)	$16,262.13
2769145	4	0.72	$16,265.52	($3.39)	$16,262.13
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	4	0.72	$16,265.52	($3.39)	$16,262.13
2769149	4	0.72	$16,265.52	($3.39)	$16,262.13
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	4	0.72	$16,265.52	($3.39)	$16,262.13
2769165	4	0.72	$16,265.52	($3.39)	$16,262.13
2769166	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	4	0.72	$16,265.52	($3.39)	$16,262.13
2769169	4	0.72	$16,265.52	($3.39)	$16,262.13
2769170	4	0.72	$16,265.52	($3.39)	$16,262.13
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	4	0.72	$16,265.52	($3.39)	$16,262.13
2769174	4	0.72	$16,265.52	($3.39)	$16,262.13
2769175	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769176	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	3	0.83	$18,750.52	($3.90)	$18,746.62
2769178	3	0.83	$18,750.52	($3.90)	$18,746.62
2769179	3	0.83	$18,750.52	($3.90)	$18,746.62
2769180	3	0.83	$18,750.52	($3.90)	$18,746.62
2769181	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	3	0.83	$18,750.52	($3.90)	$18,746.62
2769183	3	0.83	$18,750.52	($3.90)	$18,746.62
2769184	3	0.83	$18,750.52	($3.90)	$18,746.62
2769185	3	0.83	$18,750.52	($3.90)	$18,746.62
2769186	3	0.83	$18,750.52	($3.90)	$18,746.62
2769187	3	0.83	$18,750.52	($3.90)	$18,746.62
2769188	3	0.83	$18,750.52	($3.90)	$18,746.62
2769189	3	0.83	$18,750.52	($3.90)	$18,746.62
2769190	3	0.83	$18,750.52	($3.90)	$18,746.62
2769191	3	0.83	$18,750.52	($3.90)	$18,746.62
2769192	3	0.83	$18,750.52	($3.90)	$18,746.62
2769194	4	0.72	$16,265.52	($3.39)	$16,262.13
2769195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	4	0.72	$16,265.52	($3.39)	$16,262.13
2769197	4	0.72	$16,265.52	($3.39)	$16,262.13
2769198	4	0.72	$16,265.52	($3.39)	$16,262.13
2769200	4	0.72	$16,265.52	($3.39)	$16,262.13
2769201	4	0.72	$16,265.52	($3.39)	$16,262.13
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	4	0.72	$16,265.52	($3.39)	$16,262.13
2769205	4	0.72	$16,265.52	($3.39)	$16,262.13
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	4	0.72	$16,265.52	($3.39)	$16,262.13
2769209	4	0.72	$16,265.52	($3.39)	$16,262.13
2769210	4	0.72	$16,265.52	($3.39)	$16,262.13
2769211	4	0.72	$16,265.52	($3.39)	$16,262.13
2769212	4	0.72	$16,265.52	($3.39)	$16,262.13
2769213	4	0.72	$16,265.52	($3.39)	$16,262.13
2769214	4	0.72	$16,265.52	($3.39)	$16,262.13
2769216	4	0.72	$16,265.52	($3.39)	$16,262.13
2769217	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	3	0.83	$18,750.52	($3.90)	$18,746.62
2769219	3	0.83	$18,750.52	($3.90)	$18,746.62
2769220	3	0.83	$18,750.52	($3.90)	$18,746.62
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	3	0.83	$18,750.52	($3.90)	$18,746.62
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	3	0.83	$18,750.52	($3.90)	$18,746.62
2769225	3	0.83	$18,750.52	($3.90)	$18,746.62

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Phase Direct Outstanding Assessment	Assessment Lien Reduction	Adjusted Oustanding Assessments
2769226	3	0.83	$18,750.52	($3.90)	$18,746.62
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	3	0.83	$18,750.52	($3.90)	$18,746.62
2769229	3	0.83	$18,750.52	($3.90)	$18,746.62
2769230	3	0.83	$18,750.52	($3.90)	$18,746.62
2769231	3	0.83	$18,750.52	($3.90)	$18,746.62
2769232	3	0.83	$18,750.52	($3.90)	$18,746.62
2769233	3	0.83	$18,750.52	($3.90)	$18,746.62
2769234	3	0.83	$18,750.52	($3.90)	$18,746.62
2769235	3	0.83	$18,750.52	($3.90)	$18,746.62
2769236	2	0.88	$19,880.07	($4.14)	$19,875.93
2769237	2	0.88	$19,880.07	($4.14)	$19,875.93
2769238	2	0.88	$19,880.07	($4.14)	$19,875.93
2769239	2	0.88	$19,880.07	($4.14)	$19,875.93
2769240	Open Space	0.00	$0.00	$0.00	$0.00
2769241	Open Space	0.00	$0.00	$0.00	$0.00
2769242	Open Space	0.00	$0.00	$0.00	$0.00
2769243	Open Space	0.00	$0.00	$0.00	$0.00
2769244	Open Space	0.00	$0.00	$0.00	$0.00
2769246	Open Space	0.00	$0.00	$0.00	$0.00
2769247	Open Space	0.00	$0.00	$0.00	$0.00
2769248	Open Space	0.00	$0.00	$0.00	$0.00
2769249	Open Space	0.00	$0.00	$0.00	$0.00
Total		**188.61**	**$4,260,887.37**	**($887.37)**	**$4,260,000.00**

APPENDIX I
PHASE #3 ASSESSMENT ROLL

Appendix I
Phase #3 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**104.90**
Outstanding Assessment	**$2,923,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2020	$5,000	$308,210	$25,000	$0	$338,210
2021	$5,000	$298,009	$20,000	$0	$323,009
2022	$5,000	$252,584	$20,340	$0	$277,924
2023	$4,000	$242,305	$21,037	$0	$267,342
2024	$4,000	$243,494	$21,395	$0	$268,889
2025	$143,000	$85,660	$21,395	$0	$250,055
2026	$41,000	$139,000	$21,823	$14,615	$216,438
2027	$45,000	$136,950	$22,259	$13,900	$218,109
2028	$49,000	$134,700	$22,705	$13,695	$220,100
2029	$49,000	$132,250	$23,159	$13,470	$217,879
2030	$52,000	$129,800	$23,622	$13,225	$218,647
2031	$56,000	$127,200	$24,094	$12,980	$220,274
2032	$56,000	$124,400	$24,576	$12,720	$217,696
2033	$60,000	$121,600	$25,068	$12,440	$219,108
2034	$63,000	$118,600	$25,569	$12,160	$219,329
2035	$67,000	$115,450	$26,080	$11,860	$220,390
2036	$67,000	$112,100	$26,602	$11,545	$217,247
2037	$70,000	$108,750	$27,134	$11,210	$217,094
2038	$74,000	$105,250	$27,677	$10,875	$217,802
2039	$77,000	$101,550	$28,230	$10,525	$217,305
2040	$84,000	$97,700	$28,795	$10,155	$220,650
2041	$277,000	$93,500	$29,371	$9,770	$409,641
2042	$291,000	$79,650	$29,958	$9,350	$409,958
2043	$305,000	$65,100	$30,557	$7,965	$408,622
2044	$319,000	$49,850	$31,168	$6,510	$406,528
2045	$335,000	$33,900	$31,792	$4,985	$405,677
2046	$343,000	$17,150	$32,428	$3,390	$395,968
Total	**$2,941,000**	**$3,266,502**	**$666,834**	**$227,345**	**$7,101,681**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phase #3 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810093	4	0.72	$20,063.18	($0.65)	$20,062.54
2810095	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	4	0.72	$20,063.18	($0.65)	$20,062.54
2810097	4	0.72	$20,063.18	($0.65)	$20,062.54
2810098	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810099	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	4	0.72	$20,063.18	($0.65)	$20,062.54
2810101	4	0.72	$20,063.18	($0.65)	$20,062.54
2810102	Open Space	0.00	$0.00	$0.00	$0.00
2810103	4	0.72	$20,063.18	($0.65)	$20,062.54
2810105	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	4	0.72	$20,063.18	($0.65)	$20,062.54
2810107	4	0.72	$20,063.18	($0.65)	$20,062.54
2810108	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	4	0.72	$20,063.18	($0.65)	$20,062.54
2810111	4	0.72	$20,063.18	($0.65)	$20,062.54
2810112	4	0.72	$20,063.18	($0.65)	$20,062.54
2810113	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810116	4	0.72	$20,063.18	($0.65)	$20,062.54
2810117	4	0.72	$20,063.18	($0.65)	$20,062.54
2810118	4	0.72	$20,063.18	($0.65)	$20,062.54
2810119	4	0.72	$20,063.18	($0.65)	$20,062.54
2810120	4	0.72	$20,063.18	($0.65)	$20,062.54
2810121	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	4	0.72	$20,063.18	($0.65)	$20,062.54
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	3	0.83	$23,128.39	($0.74)	$23,127.65
2810132	3	0.83	$23,128.39	($0.74)	$23,127.65
2810133	3	0.83	$23,128.39	($0.74)	$23,127.65
2810134	3	0.83	$23,128.39	($0.74)	$23,127.65
2810135	3	0.83	$23,128.39	($0.74)	$23,127.65
2810136	3	0.83	$23,128.39	($0.74)	$23,127.65
2810137	3	0.83	$23,128.39	($0.74)	$23,127.65
2810138	3	0.83	$23,128.39	($0.74)	$23,127.65
2810139	3	0.83	$23,128.39	($0.74)	$23,127.65
2810140	3	0.83	$23,128.39	($0.74)	$23,127.65
2810141	3	0.83	$23,128.39	($0.74)	$23,127.65
2810142	3	0.83	$23,128.39	($0.74)	$23,127.65
2810143	3	0.83	$23,128.39	($0.74)	$23,127.65
2810144	3	0.83	$23,128.39	($0.74)	$23,127.65
2810145	3	0.83	$23,128.39	($0.74)	$23,127.65
2810146	3	0.83	$23,128.39	($0.74)	$23,127.65
2810147	3	0.83	$23,128.39	($0.74)	$23,127.65
2810148	3	0.83	$23,128.39	($0.74)	$23,127.65
2810149	3	0.83	$23,128.39	($0.74)	$23,127.65

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810151	4	0.72	$20,063.18	($0.65)	$20,062.54
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	5	0.58	$16,162.01	($0.52)	$16,161.49
2810154	5	0.58	$16,162.01	($0.52)	$16,161.49
2810155	5	0.58	$16,162.01	($0.52)	$16,161.49
2810156	5	0.58	$16,162.01	($0.52)	$16,161.49
2810157	5	0.58	$16,162.01	($0.52)	$16,161.49
2810158	5	0.58	$16,162.01	($0.52)	$16,161.49
2810159	5	0.58	$16,162.01	($0.52)	$16,161.49
2810160	5	0.58	$16,162.01	($0.52)	$16,161.49
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	5	0.58	$16,162.01	($0.52)	$16,161.49
2810163	5	0.58	$16,162.01	($0.52)	$16,161.49
2810164	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810165	5	0.58	$16,162.01	($0.52)	$16,161.49
2810166	5	0.58	$16,162.01	($0.52)	$16,161.49
2810167	5	0.58	$16,162.01	($0.52)	$16,161.49
2810168	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810169	5	0.58	$16,162.01	($0.52)	$16,161.49
2810170	5	0.58	$16,162.01	($0.52)	$16,161.49
2810171	5	0.58	$16,162.01	($0.52)	$16,161.49
2810172	5	0.58	$16,162.01	($0.52)	$16,161.49
2810173	5	0.58	$16,162.01	($0.52)	$16,161.49
2810174	5	0.58	$16,162.01	($0.52)	$16,161.49
2810175	5	0.58	$16,162.01	($0.52)	$16,161.49
2810176	5	0.58	$16,162.01	($0.52)	$16,161.49
2810177	5	0.58	$16,162.01	($0.52)	$16,161.49
2810178	5	0.58	$16,162.01	($0.52)	$16,161.49
2810179	5	0.58	$16,162.01	($0.52)	$16,161.49
2810180	5	0.58	$16,162.01	($0.52)	$16,161.49
2810181	5	0.58	$16,162.01	($0.52)	$16,161.49
2810182	5	0.58	$16,162.01	($0.52)	$16,161.49
2810183	4	0.72	$20,063.18	($0.65)	$20,062.54
2810184	4	0.72	$20,063.18	($0.65)	$20,062.54
2810185	4	0.72	$20,063.18	($0.65)	$20,062.54
2810186	4	0.72	$20,063.18	($0.65)	$20,062.54
2810187	4	0.72	$20,063.18	($0.65)	$20,062.54
2810188	4	0.72	$20,063.18	($0.65)	$20,062.54
2810189	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810190	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	4	0.72	$20,063.18	($0.65)	$20,062.54
2810192	4	0.72	$20,063.18	($0.65)	$20,062.54
2810193	4	0.72	$20,063.18	($0.65)	$20,062.54
2810194	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	4	0.72	$20,063.18	($0.65)	$20,062.54
2810197	4	0.72	$20,063.18	($0.65)	$20,062.54
2810198	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810199	4	0.72	$20,063.18	($0.65)	$20,062.54
2810200	4	0.72	$20,063.18	($0.65)	$20,062.54
2810201	4	0.72	$20,063.18	($0.65)	$20,062.54

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810203	4	0.72	$20,063.18	($0.65)	$20,062.54
2810204	4	0.72	$20,063.18	($0.65)	$20,062.54
2810205	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	5	0.58	$16,162.01	($0.52)	$16,161.49
2810208	5	0.58	$16,162.01	($0.52)	$16,161.49
2810209	5	0.58	$16,162.01	($0.52)	$16,161.49
2810210	5	0.58	$16,162.01	($0.52)	$16,161.49
2810211	5	0.58	$16,162.01	($0.52)	$16,161.49
2810212	5	0.58	$16,162.01	($0.52)	$16,161.49
2810213	5	0.58	$16,162.01	($0.52)	$16,161.49
2810214	5	0.58	$16,162.01	($0.52)	$16,161.49
2810215	5	0.58	$16,162.01	($0.52)	$16,161.49
2810216	5	0.58	$16,162.01	($0.52)	$16,161.49
2810217	5	0.58	$16,162.01	($0.52)	$16,161.49
2810218	5	0.58	$16,162.01	($0.52)	$16,161.49
2810219	5	0.58	$16,162.01	($0.52)	$16,161.49
2810220	5	0.58	$16,162.01	($0.52)	$16,161.49
2810221	5	0.58	$16,162.01	($0.52)	$16,161.49
2810222	5	0.58	$16,162.01	($0.52)	$16,161.49
2810223	5	0.58	$16,162.01	($0.52)	$16,161.49
2810224	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	5	0.58	$16,162.01	($0.52)	$16,161.49
2810226	5	0.58	$16,162.01	($0.52)	$16,161.49
2810227	5	0.58	$16,162.01	($0.52)	$16,161.49
2810228	5	0.58	$16,162.01	($0.52)	$16,161.49
2810229	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	5	0.58	$16,162.01	($0.52)	$16,161.49
2810231	5	0.58	$16,162.01	($0.52)	$16,161.49
2810232	5	0.58	$16,162.01	($0.52)	$16,161.49
2810233	5	0.58	$16,162.01	($0.52)	$16,161.49
2810234	4	0.72	$20,063.18	($0.65)	$20,062.54
2810235	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	4	0.72	$20,063.18	($0.65)	$20,062.54
2810238	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810239	Open Space	0.00	$0.00	$0.00	$0.00
2810240	Open Space	0.00	$0.00	$0.00	$0.00
2810241	4	0.72	$20,063.18	($0.65)	$20,062.54
2810242	4	0.72	$20,063.18	($0.65)	$20,062.54
2810243	4	0.72	$20,063.18	($0.65)	$20,062.54
2810244	4	0.72	$20,063.18	($0.65)	$20,062.54
2810245	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	4	0.72	$20,063.18	($0.65)	$20,062.54
2810247	4	0.72	$20,063.18	($0.65)	$20,062.54
2810248	4	0.72	$20,063.18	($0.65)	$20,062.54
2810249	4	0.72	$20,063.18	($0.65)	$20,062.54
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	4	0.72	$20,063.18	($0.65)	$20,062.54
2810252	4	0.72	$20,063.18	($0.65)	$20,062.54

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2810253	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	4	0.72	$20,063.18	($0.65)	$20,062.54
2810256	4	0.72	$20,063.18	($0.65)	$20,062.54
2810257	4	0.72	$20,063.18	($0.65)	$20,062.54
2810258	4	0.72	$20,063.18	($0.65)	$20,062.54
2810259	4	0.72	$20,063.18	($0.65)	$20,062.54
2810260	5	0.58	$16,162.01	($0.52)	$16,161.49
2810261	5	0.58	$16,162.01	($0.52)	$16,161.49
2810262	5	0.58	$16,162.01	($0.52)	$16,161.49
2810263	5	0.58	$16,162.01	($0.52)	$16,161.49
2810264	5	0.58	$16,162.01	($0.52)	$16,161.49
2810265	5	0.58	$16,162.01	($0.52)	$16,161.49
2810266	5	0.58	$16,162.01	($0.52)	$16,161.49
2810267	5	0.58	$16,162.01	($0.52)	$16,161.49
2810268	5	0.58	$16,162.01	($0.52)	$16,161.49
2810269	5	0.58	$16,162.01	($0.52)	$16,161.49
2810270	5	0.58	$16,162.01	($0.52)	$16,161.49
2810271	5	0.58	$16,162.01	($0.52)	$16,161.49
2810272	5	0.58	$16,162.01	($0.52)	$16,161.49
2810273	5	0.58	$16,162.01	($0.52)	$16,161.49
2810274	5	0.58	$16,162.01	($0.52)	$16,161.49
2810275	5	0.58	$16,162.01	($0.52)	$16,161.49
2810276	5	0.58	$16,162.01	($0.52)	$16,161.49
2810277	5	0.58	$16,162.01	($0.52)	$16,161.49
2810278	5	0.58	$16,162.01	($0.52)	$16,161.49
2810279	5	0.58	$16,162.01	($0.52)	$16,161.49
2810280	5	0.58	$16,162.01	($0.52)	$16,161.49
2810281	5	0.58	$16,162.01	($0.52)	$16,161.49
2810282	5	0.58	$16,162.01	($0.52)	$16,161.49
2810284	3	0.83	$23,128.39	($0.74)	$23,127.65
2810285	3	0.83	$23,128.39	($0.74)	$23,127.65
2810286	3	0.83	$23,128.39	($0.74)	$23,127.65
2810287	3	0.83	$23,128.39	($0.74)	$23,127.65
2810288	3	0.83	$23,128.39	($0.74)	$23,127.65
2810289	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	4	0.72	$20,063.18	($0.65)	$20,062.54
2810293	4	0.72	$20,063.18	($0.65)	$20,062.54
2810294	4	0.72	$20,063.18	($0.65)	$20,062.54
2810295	4	0.72	$20,063.18	($0.65)	$20,062.54
2810296	4	0.72	$20,063.18	($0.65)	$20,062.54
2810298	5	0.58	$16,162.01	($0.52)	$16,161.49
2810299	5	0.58	$16,162.01	($0.52)	$16,161.49
2810301	Open Space	0.00	$0.00	$0.00	$0.00
2810302	Open Space	0.00	$0.00	$0.00	$0.00
2810303	Open Space	0.00	$0.00	$0.00	$0.00
2810304	Open Space	0.00	$0.00	$0.00	$0.00
2810305	Open Space	0.00	$0.00	$0.00	$0.00
2810306	Open Space	0.00	$0.00	$0.00	$0.00

Appendix F
The Lakes at Mustang Ranch Public Improvement District
Phase #3 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
Total		**104.90**	**$2,923,094.04**	**($94.04)**	**$2,923,000.00**

APPENDIX J
PHASE #4 ASSESSMENT ROLL

Appendix J
Phase #4 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**5.94**
Outstanding Assessment	**$164,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2021	$1,000	$12,709	$1,000	$0	$14,709
2022	$1,000	$12,633	$1,525	$0	$15,158
2023	$1,000	$12,557	$1,551	$0	$15,108
2024	$1,000	$12,480	$1,578	$0	$15,058
2025	$8,000	$4,806	$1,578	$0	$14,384
2026	$5,000	$7,800	$1,599	$820	$15,219
2027	$2,000	$7,550	$1,622	$780	$11,952
2028	$2,000	$7,450	$1,645	$755	$11,850
2029	$3,000	$7,350	$1,668	$745	$12,763
2030	$3,000	$7,200	$1,692	$735	$12,627
2031	$3,000	$7,050	$1,716	$720	$12,486
2032	$3,000	$6,900	$1,740	$705	$12,345
2033	$3,000	$6,750	$1,765	$690	$12,205
2034	$3,000	$6,600	$1,790	$675	$12,065
2035	$3,000	$6,450	$1,815	$660	$11,925
2036	$4,000	$6,300	$1,840	$645	$12,785
2037	$3,000	$6,100	$1,867	$630	$11,597
2038	$3,000	$5,950	$1,893	$610	$11,453
2039	$3,000	$5,800	$1,920	$595	$11,315
2040	$3,000	$5,650	$1,947	$580	$11,177
2041	$4,000	$5,500	$1,974	$565	$12,039
2042	$16,000	$5,300	$2,002	$550	$23,852
2043	$16,000	$4,500	$2,031	$530	$23,061
2044	$17,000	$3,700	$2,059	$450	$23,209
2045	$18,000	$2,850	$2,088	$370	$23,308
2046	$19,000	$1,950	$2,118	$285	$23,353
2047	$20,000	$1,000	$2,148	$195	$23,343
Total	**$167,000**	**$168,176**	**$47,171**	**$13,290**	**$395,637**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]The principal and interest amounts represent the debt service requirements of the Phase #4 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix G
The Lakes at Mustang Ranch Public Improvement District
Phase #4 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2818822	4	0.72	$19,878.79	$0.00	$19,878.79
2818823	6	0.48	$13,252.53	$0.00	$13,252.53
2818824	5	0.58	$16,013.47	$0.00	$16,013.47
2818825	3	0.83	$22,915.82	$0.00	$22,915.82
2818826	4	0.72	$19,878.79	$0.00	$19,878.79
2818827	4	0.72	$19,878.79	$0.00	$19,878.79
2818828	6	0.48	$13,252.53	$0.00	$13,252.53
2818829	5	0.58	$16,013.47	$0.00	$16,013.47
2818830	3	0.83	$22,915.82	$0.00	$22,915.82
2818831	Open Space	0.00	$0.00	$0.00	$0.00
Total		**5.94**	**$164,000.00**	**$0.00**	**$164,000.00**

APPENDIX K
PHASE #5 ASSESSMENT ROLL

Appendix K
Phase #5 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**104.90**
Outstanding Assessment	**$2,923,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2022	$1,000	$191,764	$20,000	$0	$212,764
2023	$1,000	$185,606	$20,340	$0	$206,946
2024	$1,000	$185,251	$20,686	$0	$206,937
2025	$104,000	$70,187	$20,686	$0	$194,873
2026	$60,000	$114,550	$21,000	$11,975	$207,525
2027	$63,000	$111,550	$21,522	$11,455	$207,527
2028	$39,000	$108,400	$21,952	$11,155	$180,507
2029	$41,000	$106,450	$22,391	$10,840	$180,681
2030	$43,000	$104,400	$22,839	$10,645	$180,884
2031	$45,000	$102,250	$23,296	$10,440	$180,986
2032	$47,000	$100,000	$23,762	$10,225	$180,987
2033	$49,000	$97,650	$24,237	$10,000	$180,887
2034	$52,000	$95,200	$24,722	$9,765	$181,687
2035	$54,000	$92,600	$25,216	$9,520	$181,336
2036	$57,000	$89,900	$25,721	$9,260	$181,881
2037	$61,000	$87,050	$26,235	$8,990	$183,275
2038	$63,000	$84,000	$26,760	$8,705	$182,465
2039	$66,000	$80,850	$27,295	$8,400	$182,545
2040	$69,000	$77,550	$27,841	$8,085	$182,476
2041	$73,000	$74,100	$28,398	$7,755	$183,253
2042	$77,000	$70,450	$28,966	$7,410	$183,826
2043	$195,000	$66,600	$29,545	$7,045	$298,190
2044	$206,000	$56,850	$30,136	$6,660	$299,646
2045	$216,000	$46,550	$30,739	$5,685	$298,974
2046	$227,000	$35,750	$31,353	$4,655	$298,758
2047	$239,000	$24,400	$31,981	$3,575	$298,956
2048	$249,000	$12,450	$32,620	$2,440	$296,510
Total	**$2,397,000**	**$2,280,594**	**$670,239**	**$194,685**	**$5,542,518**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phase #5 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix H
The Lakes at Mustang Ranch Public Improvement District
Phase #5 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2842728	3	0.83	$28,525.55	($5.47)	$28,520.09
2842732	3	0.83	$28,525.55	($5.47)	$28,520.09
2842733	3	0.83	$28,525.55	($5.47)	$28,520.09
2842734	3	0.83	$28,525.55	($5.47)	$28,520.09
2842735	3	0.83	$28,525.55	($5.47)	$28,520.09
2842736	3	0.83	$28,525.55	($5.47)	$28,520.09
2842737	3	0.83	$28,525.55	($5.47)	$28,520.09
2842738	3	0.83	$28,525.55	($5.47)	$28,520.09
2842739	3	0.83	$28,525.55	($5.47)	$28,520.09
2842740	3	0.83	$28,525.55	($5.47)	$28,520.09
2842741	Open Space	0.00	$0.00	$0.00	$0.00
2842743	3	0.83	$28,525.55	($5.47)	$28,520.09
2842744	3	0.83	$28,525.55	($5.47)	$28,520.09
2842745	3	0.83	$28,525.55	($5.47)	$28,520.09
2842746	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842747	3	0.83	$28,525.55	($5.47)	$28,520.09
2842748	3	0.83	$28,525.55	($5.47)	$28,520.09
2842749	3	0.83	$28,525.55	($5.47)	$28,520.09
2842750	3	0.83	$28,525.55	($5.47)	$28,520.09
2842751	3	0.83	$28,525.55	($5.47)	$28,520.09
2842752	3	0.83	$28,525.55	($5.47)	$28,520.09
2842753	3	0.83	$28,525.55	($5.47)	$28,520.09
2842754	3	0.83	$28,525.55	($5.47)	$28,520.09
2842755	3	0.83	$28,525.55	($5.47)	$28,520.09
2842756	3	0.83	$28,525.55	($5.47)	$28,520.09
2842757	3	0.83	$28,525.55	($5.47)	$28,520.09
2842758	3	0.83	$28,525.55	($5.47)	$28,520.09
2842759	3	0.83	$28,525.55	($5.47)	$28,520.09
2842760	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842761	3	0.83	$28,525.55	($5.47)	$28,520.09
2842762	3	0.83	$28,525.55	($5.47)	$28,520.09
2842763	3	0.83	$28,525.55	($5.47)	$28,520.09
2842764	3	0.42	$14,262.78	($2.73)	$14,260.04
2896067	3	0.42	$14,262.78	($2.73)	$14,260.04
2842765	3	0.83	$28,525.55	($5.47)	$28,520.09
2842766	3	0.83	$28,525.55	($5.47)	$28,520.09
2842767	3	0.83	$28,525.55	($5.47)	$28,520.09
2842768	3	0.83	$28,525.55	($5.47)	$28,520.09
2842769	3	0.83	$28,525.55	($5.47)	$28,520.09
2842770	3	0.83	$28,525.55	($5.47)	$28,520.09
2842771	3	0.83	$28,525.55	($5.47)	$28,520.09
2842772	3	0.83	$28,525.55	($5.47)	$28,520.09
2842773	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842774	3	0.83	$28,525.55	($5.47)	$28,520.09
2842775	3	0.83	$28,525.55	($5.47)	$28,520.09
2842776	3	0.83	$28,525.55	($5.47)	$28,520.09
2842777	3	0.83	$28,525.55	($5.47)	$28,520.09
2842778	Open Space	0.00	$0.00	$0.00	$0.00
2842779	Open Space	0.00	$0.00	$0.00	$0.00
2842780	3	0.83	$28,525.55	($5.47)	$28,520.09
2842781	3	0.83	$28,525.55	($5.47)	$28,520.09

Appendix H
The Lakes at Mustang Ranch Public Improvement District
Phase #5 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2842782	3	0.83	$28,525.55	($5.47)	$28,520.09
2842783	3	0.83	$28,525.55	($5.47)	$28,520.09
2842784	3	0.83	$28,525.55	($5.47)	$28,520.09
2842785	3	0.83	$28,525.55	($5.47)	$28,520.09
2842786	3	0.83	$28,525.55	($5.47)	$28,520.09
2842787	3	0.83	$28,525.55	($5.47)	$28,520.09
2842788	3	0.83	$28,525.55	($5.47)	$28,520.09
2842789	3	0.83	$28,525.55	($5.47)	$28,520.09
2842790	3	0.83	$28,525.55	($5.47)	$28,520.09
2842791	3	0.83	$28,525.55	($5.47)	$28,520.09
2842792	3	0.83	$28,525.55	($5.47)	$28,520.09
2842793	7	0.65	$22,339.29	($4.28)	$22,335.01
2842794	7	0.65	$22,339.29	($4.28)	$22,335.01
2842795	7	0.65	$22,339.29	($4.28)	$22,335.01
2842796	7	0.65	$22,339.29	($4.28)	$22,335.01
2842797	7	0.65	$22,339.29	($4.28)	$22,335.01
2842798	7	0.65	$22,339.29	($4.28)	$22,335.01
2842799	7	0.65	$22,339.29	($4.28)	$22,335.01
2842800	7	0.65	$22,339.29	($4.28)	$22,335.01
2842801	7	0.65	$22,339.29	($4.28)	$22,335.01
2842802	7	0.65	$22,339.29	($4.28)	$22,335.01
2842803	7	0.65	$22,339.29	($4.28)	$22,335.01
2842804	7	0.65	$22,339.29	($4.28)	$22,335.01
2842805	7	0.65	$22,339.29	($4.28)	$22,335.01
2842806	7	0.65	$22,339.29	($4.28)	$22,335.01
2842807	7	0.65	$22,339.29	($4.28)	$22,335.01
2842808	7	0.65	$22,339.29	($4.28)	$22,335.01
2842809	7	0.65	$22,339.29	($4.28)	$22,335.01
2842810	7	0.65	$22,339.29	($4.28)	$22,335.01
2842811	7	0.65	$22,339.29	($4.28)	$22,335.01
2842812	7	0.65	$22,339.29	($4.28)	$22,335.01
2842813	7	0.65	$22,339.29	($4.28)	$22,335.01
2842814	7	0.65	$22,339.29	($4.28)	$22,335.01
2842815	7	0.65	$22,339.29	($4.28)	$22,335.01
2842816	7	0.65	$22,339.29	($4.28)	$22,335.01
2842817	7	0.65	$22,339.29	($4.28)	$22,335.01
2842818	7	0.65	$22,339.29	($4.28)	$22,335.01
2842819	7	0.65	$22,339.29	($4.28)	$22,335.01
2842820	7	0.65	$22,339.29	($4.28)	$22,335.01
2842821	Open Space	0.00	$0.00	$0.00	$0.00
2842822	Open Space	0.00	$0.00	$0.00	$0.00
2842823	Open Space	0.00	$0.00	$0.00	$0.00
2842824	Open Space	0.00	$0.00	$0.00	$0.00
2842825	7	0.65	$22,339.29	($4.28)	$22,335.01
2842826	7	0.65	$22,339.29	($4.28)	$22,335.01
2842827	7	0.65	$22,339.29	($4.28)	$22,335.01
2842828	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2842829	Open Space	0.00	$0.00	$0.00	$0.00
2842830	7	0.65	$22,339.29	($4.28)	$22,335.01
2842831	7	0.65	$22,339.29	($4.28)	$22,335.01
2842832	7	0.65	$22,339.29	($4.28)	$22,335.01

Appendix H
The Lakes at Mustang Ranch Public Improvement District
Phase #5 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2842833	7	0.65	$22,339.29	($4.28)	$22,335.01
2842834	7	0.65	$22,339.29	($4.28)	$22,335.01
2842835	7	0.65	$22,339.29	($4.28)	$22,335.01
2842836	Open Space	0.00	$0.00	$0.00	$0.00
2842837	Open Space	0.00	$0.00	$0.00	$0.00
2842838	Open Space	0.00	$0.00	$0.00	$0.00
2842839	Open Space	0.00	$0.00	$0.00	$0.00
Total		69.70	$2,395,459.08	($459.08)	$2,395,000.00

APPENDIX L
PHASE #6 ASSESSMENT ROLL

Appendix L
Phase #6 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**71.33**
Outstanding Assessment	**$5,057,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2023	$1,000	$517,356	$37,000	$0	$555,356
2024	$1,000	$447,493	$40,800	$0	$489,293
2025	$217,000	$148,198	$40,800	$0	$405,998
2026	$123,000	$242,000	$41,616	$25,285	$431,901
2027	$129,000	$235,850	$42,448	$24,200	$431,498
2028	$135,000	$229,400	$43,297	$23,585	$431,282
2029	$75,000	$222,650	$44,163	$22,940	$364,753
2030	$77,000	$218,900	$45,047	$22,265	$363,212
2031	$81,000	$215,050	$45,947	$21,890	$363,887
2032	$83,000	$211,000	$46,866	$21,505	$362,371
2033	$87,000	$206,850	$47,804	$21,100	$362,754
2034	$91,000	$202,500	$48,760	$20,685	$362,945
2035	$95,000	$197,950	$49,735	$20,250	$362,935
2036	$98,000	$193,200	$50,730	$19,795	$361,725
2037	$103,000	$188,300	$51,744	$19,320	$362,364
2038	$107,000	$183,150	$52,779	$18,830	$361,759
2039	$112,000	$177,800	$53,835	$18,315	$361,950
2040	$117,000	$172,200	$54,912	$17,780	$361,892
2041	$117,000	$166,350	$56,010	$17,220	$356,580
2042	$206,000	$160,500	$57,130	$16,635	$440,265
2043	$216,000	$150,200	$58,273	$16,050	$440,523
2044	$225,000	$139,400	$59,438	$15,020	$438,858
2045	$236,000	$128,150	$60,627	$13,940	$438,717
2046	$247,000	$116,350	$61,839	$12,815	$438,004
2047	$259,000	$104,000	$63,076	$11,635	$437,711
2048	$270,000	$91,050	$64,338	$10,400	$435,788
2049	$283,000	$77,550	$65,624	$9,105	$435,279
2050	$295,000	$63,400	$66,937	$7,755	$433,092
2051	$310,000	$48,650	$68,276	$6,340	$433,266
2052	$325,000	$33,150	$69,641	$4,865	$432,656
2053	$338,000	$16,900	$71,034	$3,315	$429,249
Total	**$5,058,000**	**$4,988,141**	**$1,623,526**	**$462,840**	**$12,132,507**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phase #6 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix I
The Lakes at Mustang Ranch Public Improvement District
Phase #6 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2868794	8	0.24	$17,017.86	($2.86)	$17,015.00
2868795	8	0.24	$17,017.86	($2.86)	$17,015.00
2868796	8	0.24	$17,017.86	($2.86)	$17,015.00
2868797	8	0.24	$17,017.86	($2.86)	$17,015.00
2868798	8	0.24	$17,017.86	($2.86)	$17,015.00
2868799	8	0.24	$17,017.86	($2.86)	$17,015.00
2868800	8	0.24	$17,017.86	($2.86)	$17,015.00
2868801	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868802	8	0.24	$17,017.86	($2.86)	$17,015.00
2868803	8	0.24	$17,017.86	($2.86)	$17,015.00
2868804	8	0.24	$17,017.86	($2.86)	$17,015.00
2868805	8	0.24	$17,017.86	($2.86)	$17,015.00
2868806	8	0.24	$17,017.86	($2.86)	$17,015.00
2868807	8	0.24	$17,017.86	($2.86)	$17,015.00
2868808	8	0.24	$17,017.86	($2.86)	$17,015.00
2868809	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868810	8	0.24	$17,017.86	($2.86)	$17,015.00
2868811	8	0.24	$17,017.86	($2.86)	$17,015.00
2868812	8	0.24	$17,017.86	($2.86)	$17,015.00
2868813	8	0.24	$17,017.86	($2.86)	$17,015.00
2868814	8	0.24	$17,017.86	($2.86)	$17,015.00
2868815	Open Space	0	$0.00	$0.00	$0.00
2868816	8	0.24	$17,017.86	($2.86)	$17,015.00
2868817	8	0.24	$17,017.86	($2.86)	$17,015.00
2868818	8	0.24	$17,017.86	($2.86)	$17,015.00
2868819	8	0.24	$17,017.86	($2.86)	$17,015.00
2868820	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868821	8	0.24	$17,017.86	($2.86)	$17,015.00
2868822	8	0.24	$17,017.86	($2.86)	$17,015.00
2868823	8	0.24	$17,017.86	($2.86)	$17,015.00
2868824	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868825	8	0.24	$17,017.86	($2.86)	$17,015.00
2868826	8	0.24	$17,017.86	($2.86)	$17,015.00
2868827	Open Space	0	$0.00	$0.00	$0.00
2868828	8	0.24	$17,017.86	($2.86)	$17,015.00
2868829	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868830	8	0.24	$17,017.86	($2.86)	$17,015.00
2868831	8	0.24	$17,017.86	($2.86)	$17,015.00
2868832	8	0.24	$17,017.86	($2.86)	$17,015.00
2868833	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868834	8	0.24	$17,017.86	($2.86)	$17,015.00
2868835	8	0.24	$17,017.86	($2.86)	$17,015.00
2868836	8	0.24	$17,017.86	($2.86)	$17,015.00
2868837	8	0.24	$17,017.86	($2.86)	$17,015.00
2868838	8	0.24	$17,017.86	($2.86)	$17,015.00
2868839	8	0.24	$17,017.86	($2.86)	$17,015.00
2868840	8	0.24	$17,017.86	($2.86)	$17,015.00
2868841	8	0.24	$17,017.86	($2.86)	$17,015.00
2868842	8	0.24	$17,017.86	($2.86)	$17,015.00
2868843	8	0.24	$17,017.86	($2.86)	$17,015.00
2868844	8	0.24	$17,017.86	($2.86)	$17,015.00

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2868845	8	0.24	$17,017.86	($2.86)	$17,015.00
2868846	8	0.24	$17,017.86	($2.86)	$17,015.00
2868847	8	0.24	$17,017.86	($2.86)	$17,015.00
2868848	8	0.24	$17,017.86	($2.86)	$17,015.00
2868849	6	0.29	$20,563.25	($3.46)	$20,559.79
2868850	Open Space	0	$0.00	$0.00	$0.00
2868851	6	0.29	$20,563.25	($3.46)	$20,559.79
2868852	6	0.29	$20,563.25	($3.46)	$20,559.79
2868853	6	0.29	$20,563.25	($3.46)	$20,559.79
2868854	6	0.29	$20,563.25	($3.46)	$20,559.79
2868855	6	0.29	$20,563.25	($3.46)	$20,559.79
2868856	6	0.29	$20,563.25	($3.46)	$20,559.79
2868857	6	0.29	$20,563.25	($3.46)	$20,559.79
2868858	6	0.29	$20,563.25	($3.46)	$20,559.79
2868859	6	0.29	$20,563.25	($3.46)	$20,559.79
2868860	6	0.29	$20,563.25	($3.46)	$20,559.79
2868861	6	0.29	$20,563.25	($3.46)	$20,559.79
2868862	6	0.29	$20,563.25	($3.46)	$20,559.79
2868863	6	0.29	$20,563.25	($3.46)	$20,559.79
2868864	6	0.29	$20,563.25	($3.46)	$20,559.79
2868865	8	0.24	$17,017.86	($2.86)	$17,015.00
2868866	8	0.24	$17,017.86	($2.86)	$17,015.00
2868867	8	0.24	$17,017.86	($2.86)	$17,015.00
2868868	8	0.24	$17,017.86	($2.86)	$17,015.00
2868869	8	0.24	$17,017.86	($2.86)	$17,015.00
2868870	8	0.24	$17,017.86	($2.86)	$17,015.00
2868871	8	0.24	$17,017.86	($2.86)	$17,015.00
2868872	8	0.24	$17,017.86	($2.86)	$17,015.00
2868873	8	0.24	$17,017.86	($2.86)	$17,015.00
2868874	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868875	8	0.24	$17,017.86	($2.86)	$17,015.00
2868876	8	0.24	$17,017.86	($2.86)	$17,015.00
2868877	8	0.24	$17,017.86	($2.86)	$17,015.00
2868878	6	0.29	$20,563.25	($3.46)	$20,559.79
2868879	6	0.29	$20,563.25	($3.46)	$20,559.79
2868880	6	0.29	$20,563.25	($3.46)	$20,559.79
2868882	6	0.29	$20,563.25	($3.46)	$20,559.79
2868883	6	0.29	$20,563.25	($3.46)	$20,559.79
2868884	6	0.29	$20,563.25	($3.46)	$20,559.79
2868885	6	0.29	$20,563.25	($3.46)	$20,559.79
2868886	6	0.29	$20,563.25	($3.46)	$20,559.79
2868887	6	0.29	$20,563.25	($3.46)	$20,559.79
2868888	6	0.29	$20,563.25	($3.46)	$20,559.79
2868889	6	0.29	$20,563.25	($3.46)	$20,559.79
2868890	6	0.29	$20,563.25	($3.46)	$20,559.79
2868891	5	0.34	$24,108.64	($4.06)	$24,104.58
2868892	5	0.34	$24,108.64	($4.06)	$24,104.58
2868893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868894	5	0.34	$24,108.64	($4.06)	$24,104.58
2868895	5	0.34	$24,108.64	($4.06)	$24,104.58
2868896	5	0.34	$24,108.64	($4.06)	$24,104.58

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2868897	6	0.29	$20,563.25	($3.46)	$20,559.79
2868898	6	0.29	$20,563.25	($3.46)	$20,559.79
2868899	6	0.29	$20,563.25	($3.46)	$20,559.79
2868900	6	0.29	$20,563.25	($3.46)	$20,559.79
2868901	6	0.29	$20,563.25	($3.46)	$20,559.79
2868902	6	0.29	$20,563.25	($3.46)	$20,559.79
2868903	6	0.29	$20,563.25	($3.46)	$20,559.79
2868904	6	0.29	$20,563.25	($3.46)	$20,559.79
2868905	6	0.29	$20,563.25	($3.46)	$20,559.79
2868906	6	0.29	$20,563.25	($3.46)	$20,559.79
2868907	6	0.29	$20,563.25	($3.46)	$20,559.79
2868908	6	0.29	$20,563.25	($3.46)	$20,559.79
2868909	6	0.29	$20,563.25	($3.46)	$20,559.79
2868910	6	0.29	$20,563.25	($3.46)	$20,559.79
2868911	6	0.29	$20,563.25	($3.46)	$20,559.79
2868912	6	0.29	$20,563.25	($3.46)	$20,559.79
2868913	6	0.29	$20,563.25	($3.46)	$20,559.79
2868914	6	0.29	$20,563.25	($3.46)	$20,559.79
2868915	6	0.29	$20,563.25	($3.46)	$20,559.79
2868916	6	0.29	$20,563.25	($3.46)	$20,559.79
2868917	6	0.29	$20,563.25	($3.46)	$20,559.79
2868918	6	0.29	$20,563.25	($3.46)	$20,559.79
2868919	6	0.29	$20,563.25	($3.46)	$20,559.79
2868920	6	0.29	$20,563.25	($3.46)	$20,559.79
2868921	6	0.29	$20,563.25	($3.46)	$20,559.79
2868922	6	0.29	$20,563.25	($3.46)	$20,559.79
2868923	Open Space	0	$0.00	$0.00	$0.00
2868924	6	0.29	$20,563.25	($3.46)	$20,559.79
2868925	6	0.29	$20,563.25	($3.46)	$20,559.79
2868926	6	0.29	$20,563.25	($3.46)	$20,559.79
2868927	6	0.29	$20,563.25	($3.46)	$20,559.79
2868928	6	0.29	$20,563.25	($3.46)	$20,559.79
2868929	6	0.29	$20,563.25	($3.46)	$20,559.79
2868930	6	0.29	$20,563.25	($3.46)	$20,559.79
2868931	6	0.29	$20,563.25	($3.46)	$20,559.79
2868932	5	0.34	$24,108.64	($4.06)	$24,104.58
2868933	Open Space	0	$0.00	$0.00	$0.00
2868934	Open Space	0	$0.00	$0.00	$0.00
2868935	5	0.34	$24,108.64	($4.06)	$24,104.58
2868936	5	0.34	$24,108.64	($4.06)	$24,104.58
2868937	5	0.34	$24,108.64	($4.06)	$24,104.58
2868938	5	0.34	$24,108.64	($4.06)	$24,104.58
2868939	5	0.34	$24,108.64	($4.06)	$24,104.58
2868940	5	0.34	$24,108.64	($4.06)	$24,104.58
2868941	5	0.34	$24,108.64	($4.06)	$24,104.58
2868942	5	0.34	$24,108.64	($4.06)	$24,104.58
2868943	5	0.34	$24,108.64	($4.06)	$24,104.58
2868944	5	0.34	$24,108.64	($4.06)	$24,104.58
2868945	5	0.34	$24,108.64	($4.06)	$24,104.58
2868946	5	0.34	$24,108.64	($4.06)	$24,104.58
2868947	5	0.34	$24,108.64	($4.06)	$24,104.58

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2868948	5	0.34	$24,108.64	($4.06)	$24,104.58
2868949	Open Space	0	$0.00	$0.00	$0.00
2868950	5	0.34	$24,108.64	($4.06)	$24,104.58
2868951	5	0.34	$24,108.64	($4.06)	$24,104.58
2868952	5	0.34	$24,108.64	($4.06)	$24,104.58
2868953	5	0.34	$24,108.64	($4.06)	$24,104.58
2868954	5	0.34	$24,108.64	($4.06)	$24,104.58
2868955	5	0.34	$24,108.64	($4.06)	$24,104.58
2868956	5	0.34	$24,108.64	($4.06)	$24,104.58
2868957	5	0.34	$24,108.64	($4.06)	$24,104.58
2868958	5	0.34	$24,108.64	($4.06)	$24,104.58
2868959	5	0.34	$24,108.64	($4.06)	$24,104.58
2868960	5	0.34	$24,108.64	($4.06)	$24,104.58
2868961	5	0.34	$24,108.64	($4.06)	$24,104.58
2868962	5	0.34	$24,108.64	($4.06)	$24,104.58
2868963	5	0.34	$24,108.64	($4.06)	$24,104.58
2868964	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868965	4	0.43	$30,490.34	($5.13)	$30,485.21
2868966	4	0.43	$30,490.34	($5.13)	$30,485.21
2868967	4	0.43	$30,490.34	($5.13)	$30,485.21
2868968	4	0.43	$30,490.34	($5.13)	$30,485.21
2868969	4	0.43	$30,490.34	($5.13)	$30,485.21
2868970	4	0.43	$30,490.34	($5.13)	$30,485.21
2868971	4	0.43	$30,490.34	($5.13)	$30,485.21
2868972	4	0.43	$30,490.34	($5.13)	$30,485.21
2868973	4	0.43	$30,490.34	($5.13)	$30,485.21
2868974	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868975	4	0.43	$30,490.34	($5.13)	$30,485.21
2868976	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868977	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868978	4	0.43	$30,490.34	($5.13)	$30,485.21
2868979	4	0.43	$30,490.34	($5.13)	$30,485.21
2868980	Open Space	0	$0.00	$0.00	$0.00
2868981	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868982	4	0.43	$30,490.34	($5.13)	$30,485.21
2868983	4	0.43	$30,490.34	($5.13)	$30,485.21
2868984	4	0.43	$30,490.34	($5.13)	$30,485.21
2868985	4	0.43	$30,490.34	($5.13)	$30,485.21
2868986	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868987	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868988	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868989	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868990	4	0.43	$30,490.34	($5.13)	$30,485.21
2868991	4	0.43	$30,490.34	($5.13)	$30,485.21
2868992	4	0.43	$30,490.34	($5.13)	$30,485.21
2868993	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2868994	4	0.43	$30,490.34	($5.13)	$30,485.21
2868995	4	0.43	$30,490.34	($5.13)	$30,485.21
2868996	4	0.43	$30,490.34	($5.13)	$30,485.21
2868997	Open Space	0	$0.00	$0.00	$0.00
2868998	Open Space	0	$0.00	$0.00	$0.00

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2868999	4	0.43	$30,490.34	($5.13)	$30,485.21
2869000	4	0.43	$30,490.34	($5.13)	$30,485.21
2869001	4	0.43	$30,490.34	($5.13)	$30,485.21
2869002	4	0.43	$30,490.34	($5.13)	$30,485.21
2869003	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869004	4	0.43	$30,490.34	($5.13)	$30,485.21
2869005	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869006	4	0.43	$30,490.34	($5.13)	$30,485.21
2869007	4	0.43	$30,490.34	($5.13)	$30,485.21
2869008	4	0.43	$30,490.34	($5.13)	$30,485.21
2869009	4	0.43	$30,490.34	($5.13)	$30,485.21
2869010	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869011	4	0.43	$30,490.34	($5.13)	$30,485.21
2869012	4	0.43	$30,490.34	($5.13)	$30,485.21
2869013	4	0.43	$30,490.34	($5.13)	$30,485.21
2869014	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869015	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869016	4	0.43	$30,490.34	($5.13)	$30,485.21
2869017	4	0.43	$30,490.34	($5.13)	$30,485.21
2869018	4	0.43	$30,490.34	($5.13)	$30,485.21
2869019	4	0.43	$30,490.34	($5.13)	$30,485.21
2869020	4	0.43	$30,490.34	($5.13)	$30,485.21
2869021	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869022	4	0.43	$30,490.34	($5.13)	$30,485.21
2869023	4	0.43	$30,490.34	($5.13)	$30,485.21
2869024	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869025	4	0.43	$30,490.34	($5.13)	$30,485.21
2869026	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869027	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869028	5	0.34	$24,108.64	($4.06)	$24,104.58
2869029	5	0.34	$24,108.64	($4.06)	$24,104.58
2869030	5	0.34	$24,108.64	($4.06)	$24,104.58
2869031	5	0.34	$24,108.64	($4.06)	$24,104.58
2869032	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869033	5	0.34	$24,108.64	($4.06)	$24,104.58
2869034	5	0.34	$24,108.64	($4.06)	$24,104.58
2869035	5	0.34	$24,108.64	($4.06)	$24,104.58
2869036	5	0.34	$24,108.64	($4.06)	$24,104.58
2869037	5	0.34	$24,108.64	($4.06)	$24,104.58
2869038	5	0.34	$24,108.64	($4.06)	$24,104.58
2869039	5	0.34	$24,108.64	($4.06)	$24,104.58
2869040	5	0.34	$24,108.64	($4.06)	$24,104.58
2869041	5	0.34	$24,108.64	($4.06)	$24,104.58
2869042	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869043	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869045	5	0.34	$24,108.64	($4.06)	$24,104.58
2869046	5	0.34	$24,108.64	($4.06)	$24,104.58
2869047	5	0.34	$24,108.64	($4.06)	$24,104.58
2869048	5	0.34	$24,108.64	($4.06)	$24,104.58
2869049	5	0.34	$24,108.64	($4.06)	$24,104.58
2869050	5	0.34	$24,108.64	($4.06)	$24,104.58

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2869051	Open Space	0	$0.00	$0.00	$0.00
2869052	Open Space	0	$0.00	$0.00	$0.00
2869053	5	0.34	$24,108.64	($4.06)	$24,104.58
2869054	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869055	5	0.34	$24,108.64	($4.06)	$24,104.58
2869056	5	0.34	$24,108.64	($4.06)	$24,104.58
2869057	5	0.34	$24,108.64	($4.06)	$24,104.58
2869058	5	0.34	$24,108.64	($4.06)	$24,104.58
2869059	5	0.34	$24,108.64	($4.06)	$24,104.58
2869060	5	0.34	$24,108.64	($4.06)	$24,104.58
2869061	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2869062	5	0.34	$24,108.64	($4.06)	$24,104.58
2869063	5	0.34	$24,108.64	($4.06)	$24,104.58
2869064	5	0.34	$24,108.64	($4.06)	$24,104.58
Total		**71.33**	**$5,057,851.29**	**($851.29)**	**$5,057,000.00**

APPENDIX M
PHASE #7 ASSESSMENT ROLL

Appendix M
Phase #7 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**93.08**
Outstanding Assessment	**$7,770,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2024	$1,000	$682,008	$50,000	$0	$35,294,570
2025	$436,000	$227,704	$50,000	$0	$713,704
2026	$171,000	$366,700	$51,000	$36,110	$588,700
2027	$179,000	$358,150	$52,020	$33,930	$589,170
2028	$188,000	$349,200	$53,060	$33,075	$590,260
2029	$197,000	$339,800	$54,122	$32,180	$590,922
2030	$85,000	$329,950	$55,204	$31,240	$470,154
2031	$89,000	$325,700	$56,308	$30,255	$471,008
2032	$92,000	$321,250	$57,434	$29,830	$470,684
2033	$96,000	$316,650	$58,583	$29,385	$471,233
2034	$99,000	$311,850	$59,755	$28,925	$470,605
2035	$104,000	$306,900	$60,950	$28,445	$471,850
2036	$108,000	$301,700	$62,169	$27,950	$471,869
2037	$112,000	$296,300	$63,412	$27,430	$471,712
2038	$116,000	$290,700	$64,680	$26,890	$471,380
2039	$121,000	$284,900	$65,974	$26,330	$471,874
2040	$126,000	$278,850	$67,293	$25,750	$472,143
2041	$132,000	$272,550	$68,639	$25,145	$473,189
2042	$135,000	$265,950	$70,012	$24,515	$470,962
2043	$333,000	$259,200	$71,412	$23,855	$663,612
2044	$349,000	$242,550	$72,841	$23,180	$664,391
2045	$364,000	$225,100	$74,297	$21,515	$663,397
2046	$381,000	$206,900	$75,783	$19,770	$663,683
2047	$398,000	$187,850	$77,299	$17,950	$663,149
2048	$417,000	$167,950	$78,845	$16,045	$663,795
2049	$436,000	$147,100	$80,422	$14,055	$663,522
2050	$456,000	$125,300	$82,030	$11,970	$663,330
2051	$478,000	$102,500	$83,671	$9,790	$664,171
2052	$500,000	$78,600	$85,344	$7,510	$663,944
2053	$524,000	$53,600	$87,051	$5,120	$664,651
Total	**$548,000**	**$27,400**	**$88,792**	**$2,620**	**$664,192**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phases #7 portion of the Phases #2-9 Refunding and Improvement Bonds at the interest rates of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2885970	3	0.49	$41,506.20	($0.70)	$41,505.51
2885971	3	0.49	$41,506.20	($0.70)	$41,505.51
2885972	2	0.65	$55,059.25	($0.92)	$55,058.32
2885973	2	0.65	$55,059.25	($0.92)	$55,058.32
2885974	2	0.65	$55,059.25	($0.92)	$55,058.32
2885975	2	0.65	$55,059.25	($0.92)	$55,058.32
2885976	2	0.65	$55,059.25	($0.92)	$55,058.32
2885977	2	0.65	$55,059.25	($0.92)	$55,058.32
2885978	2	0.65	$55,059.25	($0.92)	$55,058.32
2885979	2	0.65	$55,059.25	($0.92)	$55,058.32
2885980	2	0.65	$55,059.25	($0.92)	$55,058.32
2885981	2	0.65	$55,059.25	($0.92)	$55,058.32
2885982	2	0.65	$55,059.25	($0.92)	$55,058.32
2885983	2	0.65	$55,059.25	($0.92)	$55,058.32
2885984	2	0.65	$55,059.25	($0.92)	$55,058.32
2885985	2	0.65	$55,059.25	($0.92)	$55,058.32
2885986	2	0.65	$55,059.25	($0.92)	$55,058.32
2885987	2	0.65	$55,059.25	($0.92)	$55,058.32
2885988	2	0.65	$55,059.25	($0.92)	$55,058.32
2885989	2	0.65	$55,059.25	($0.92)	$55,058.32
2885990	2	0.65	$55,059.25	($0.92)	$55,058.32
2885991	2	0.65	$55,059.25	($0.92)	$55,058.32
2885992	2	0.65	$55,059.25	($0.92)	$55,058.32
2885993	2	0.65	$55,059.25	($0.92)	$55,058.32
2885994	2	0.65	$55,059.25	($0.92)	$55,058.32
2885995	2	0.65	$55,059.25	($0.92)	$55,058.32
2885996	2	0.65	$55,059.25	($0.92)	$55,058.32
2885997	2	0.65	$55,059.25	($0.92)	$55,058.32
2885998	2	0.65	$55,059.25	($0.92)	$55,058.32
2885999	0	0.00	$0.00	$0.00	$0.00
2886000	0	0.00	$0.00	$0.00	$0.00
2886001	0	0.00	$0.00	$0.00	$0.00
2886002	4	0.43	$36,423.81	($0.61)	$36,423.20
2886003	4	0.43	$36,423.81	($0.61)	$36,423.20
2886004	4	0.43	$36,423.81	($0.61)	$36,423.20
2886005	4	0.43	$36,423.81	($0.61)	$36,423.20
2886006	4	0.43	$36,423.81	($0.61)	$36,423.20
2886007	4	0.43	$36,423.81	($0.61)	$36,423.20
2886008	4	0.43	$36,423.81	($0.61)	$36,423.20
2886009	4	0.43	$36,423.81	($0.61)	$36,423.20
2886010	4	0.43	$36,423.81	($0.61)	$36,423.20
2886011	4	0.43	$36,423.81	($0.61)	$36,423.20
2886012	4	0.43	$36,423.81	($0.61)	$36,423.20
2886013	4	0.43	$36,423.81	($0.61)	$36,423.20

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886014	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886015	4	0.43	$36,423.81	($0.61)	$36,423.20
2886016	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886017	4	0.43	$36,423.81	($0.61)	$36,423.20
2886018	0	0.00	$0.00	$0.00	$0.00
2886019	3	0.49	$41,506.20	($0.70)	$41,505.51
2886020	0	0.00	$0.00	$0.00	$0.00
2886021	3	0.49	$41,506.20	($0.70)	$41,505.51
2886022	3	0.49	$41,506.20	($0.70)	$41,505.51
2886023	3	0.49	$41,506.20	($0.70)	$41,505.51
2886024	3	0.49	$41,506.20	($0.70)	$41,505.51
2886025	3	0.49	$41,506.20	($0.70)	$41,505.51
2886026	3	0.49	$41,506.20	($0.70)	$41,505.51
2886027	3	0.49	$41,506.20	($0.70)	$41,505.51
2886028	3	0.49	$41,506.20	($0.70)	$41,505.51
2886029	3	0.49	$41,506.20	($0.70)	$41,505.51
2886030	3	0.49	$41,506.20	($0.70)	$41,505.51
2886031	3	0.49	$41,506.20	($0.70)	$41,505.51
2886032	3	0.49	$41,506.20	($0.70)	$41,505.51
2886033	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886034	3	0.49	$41,506.20	($0.70)	$41,505.51
2886035	3	0.49	$41,506.20	($0.70)	$41,505.51
2886036	3	0.49	$41,506.20	($0.70)	$41,505.51
2886037	3	0.49	$41,506.20	($0.70)	$41,505.51
2886038	3	0.49	$41,506.20	($0.70)	$41,505.51
2886039	3	0.49	$41,506.20	($0.70)	$41,505.51
2886040	0	0.00	$0.00	$0.00	$0.00
2886041	7	0.37	$31,341.42	($0.52)	$31,340.89
2886042	7	0.37	$31,341.42	($0.52)	$31,340.89
2886043	7	0.37	$31,341.42	($0.52)	$31,340.89
2886044	7	0.37	$31,341.42	($0.52)	$31,340.89
2886045	7	0.37	$31,341.42	($0.52)	$31,340.89
2886046	7	0.37	$31,341.42	($0.52)	$31,340.89
2886047	7	0.37	$31,341.42	($0.52)	$31,340.89
2886048	7	0.37	$31,341.42	($0.52)	$31,340.89
2886049	7	0.37	$31,341.42	($0.52)	$31,340.89
2886050	7	0.37	$31,341.42	($0.52)	$31,340.89
2886051	7	0.37	$31,341.42	($0.52)	$31,340.89
2886052	7	0.37	$31,341.42	($0.52)	$31,340.89
2886053	7	0.37	$31,341.42	($0.52)	$31,340.89
2886054	7	0.37	$31,341.42	($0.52)	$31,340.89
2886055	7	0.37	$31,341.42	($0.52)	$31,340.89
2886056	7	0.37	$31,341.42	($0.52)	$31,340.89
2886057	7	0.37	$31,341.42	($0.52)	$31,340.89

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886058	0	0.00	$0.00	$0.00	$0.00
2886059	7	0.37	$31,341.42	($0.52)	$31,340.89
2886060	7	0.37	$31,341.42	($0.52)	$31,340.89
2886061	7	0.37	$31,341.42	($0.52)	$31,340.89
2886062	7	0.37	$31,341.42	($0.52)	$31,340.89
2886063	7	0.37	$31,341.42	($0.52)	$31,340.89
2886064	7	0.37	$31,341.42	($0.52)	$31,340.89
2886065	7	0.37	$31,341.42	($0.52)	$31,340.89
2886066	7	0.37	$31,341.42	($0.52)	$31,340.89
2886067	7	0.37	$31,341.42	($0.52)	$31,340.89
2886068	7	0.37	$31,341.42	($0.52)	$31,340.89
2886069	7	0.37	$31,341.42	($0.52)	$31,340.89
2886070	7	0.37	$31,341.42	($0.52)	$31,340.89
2886071	7	0.37	$31,341.42	($0.52)	$31,340.89
2886072	7	0.37	$31,341.42	($0.52)	$31,340.89
2886073	0	0.00	$0.00	$0.00	$0.00
2886074	4	0.43	$36,423.81	($0.61)	$36,423.20
2886075	4	0.43	$36,423.81	($0.61)	$36,423.20
2886076	4	0.43	$36,423.81	($0.61)	$36,423.20
2886077	4	0.43	$36,423.81	($0.61)	$36,423.20
2886078	4	0.43	$36,423.81	($0.61)	$36,423.20
2886079	4	0.43	$36,423.81	($0.61)	$36,423.20
2886080	4	0.43	$36,423.81	($0.61)	$36,423.20
2886081	4	0.43	$36,423.81	($0.61)	$36,423.20
2886082	4	0.43	$36,423.81	($0.61)	$36,423.20
2886083	4	0.43	$36,423.81	($0.61)	$36,423.20
2886084	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2886085	0	0.00	$0.00	$0.00	$0.00
2886086	2	0.65	$55,059.25	($0.92)	$55,058.32
2886088	2	0.65	$55,059.25	($0.92)	$55,058.32
2886089	2	0.65	$55,059.25	($0.92)	$55,058.32
2886090	2	0.65	$55,059.25	($0.92)	$55,058.32
2886091	2	0.65	$55,059.25	($0.92)	$55,058.32
2886092	2	0.65	$55,059.25	($0.92)	$55,058.32
2886093	2	0.65	$55,059.25	($0.92)	$55,058.32
2886094	2	0.65	$55,059.25	($0.92)	$55,058.32
2886095	2	0.65	$55,059.25	($0.92)	$55,058.32
2886096	2	0.65	$55,059.25	($0.92)	$55,058.32
2886097	2	0.65	$55,059.25	($0.92)	$55,058.32
2886098	2	0.65	$55,059.25	($0.92)	$55,058.32
2886099	2	0.65	$55,059.25	($0.92)	$55,058.32
2886100	2	0.65	$55,059.25	($0.92)	$55,058.32
2886101	2	0.65	$55,059.25	($0.92)	$55,058.32
2886102	2	0.65	$55,059.25	($0.92)	$55,058.32

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886103	2	0.65	$55,059.25	($0.92)	$55,058.32
2886104	2	0.65	$55,059.25	($0.92)	$55,058.32
2886105	2	0.65	$55,059.25	($0.92)	$55,058.32
2886106	2	0.65	$55,059.25	($0.92)	$55,058.32
2886107	2	0.65	$55,059.25	($0.92)	$55,058.32
2886108	2	0.65	$55,059.25	($0.92)	$55,058.32
2886109	2	0.65	$55,059.25	($0.92)	$55,058.32
2886110	2	0.65	$55,059.25	($0.92)	$55,058.32
2886111	2	0.65	$55,059.25	($0.92)	$55,058.32
2886112	2	0.65	$55,059.25	($0.92)	$55,058.32
2886113	2	0.65	$55,059.25	($0.92)	$55,058.32
2886114	0	0.00	$0.00	$0.00	$0.00
2886115	0	0.00	$0.00	$0.00	$0.00
2886116	3	0.49	$41,506.20	($0.70)	$41,505.51
2886117	3	0.49	$41,506.20	($0.70)	$41,505.51
2886118	3	0.49	$41,506.20	($0.70)	$41,505.51
2886119	4	0.43	$36,423.81	($0.61)	$36,423.20
2886121	4	0.43	$36,423.81	($0.61)	$36,423.20
2886122	4	0.43	$36,423.81	($0.61)	$36,423.20
2886123	4	0.43	$36,423.81	($0.61)	$36,423.20
2886124	4	0.43	$36,423.81	($0.61)	$36,423.20
2886125	4	0.43	$36,423.81	($0.61)	$36,423.20
2886126	4	0.43	$36,423.81	($0.61)	$36,423.20
2886127	4	0.43	$36,423.81	($0.61)	$36,423.20
2886128	4	0.43	$36,423.81	($0.61)	$36,423.20
2886129	4	0.43	$36,423.81	($0.61)	$36,423.20
2886130	4	0.43	$36,423.81	($0.61)	$36,423.20
2886131	4	0.43	$36,423.81	($0.61)	$36,423.20
2886132	0	0.00	$0.00	$0.00	$0.00
2886133	0	0.00	$0.00	$0.00	$0.00
2886134	0	0.00	$0.00	$0.00	$0.00
2886135	1	1.00	$84,706.53	($1.42)	$84,705.11
2886137	1	1.00	$84,706.53	($1.42)	$84,705.11
2886138	1	1.00	$84,706.53	($1.42)	$84,705.11
2886139	1	1.00	$84,706.53	($1.42)	$84,705.11
2886140	1	1.00	$84,706.53	($1.42)	$84,705.11
2886141	1	1.00	$84,706.53	($1.42)	$84,705.11
2886142	1	1.00	$84,706.53	($1.42)	$84,705.11
2886143	1	1.00	$84,706.53	($1.42)	$84,705.11
2886144	1	1.00	$84,706.53	($1.42)	$84,705.11
2886145	1	1.00	$84,706.53	($1.42)	$84,705.11
2886146	1	1.00	$84,706.53	($1.42)	$84,705.11
2886147	1	1.00	$84,706.53	($1.42)	$84,705.11
2886148	1	1.00	$84,706.53	($1.42)	$84,705.11

Appendix J
The Lakes at Mustang Ranch Public Improvement District
Phase #7 Assessment Roll Summary

Parcel	Lot Type	Equivalent Units	Outstanding Assessment	Assessment Lien Reduction	Adjusted Outstanding Assessments
2886149	1	1.00	$84,706.53	($1.42)	$84,705.11
2886150	3	0.49	$41,506.20	($0.70)	$41,505.51
2886151	3	0.49	$41,506.20	($0.70)	$41,505.51
2886152	3	0.49	$41,506.20	($0.70)	$41,505.51
2886153	3	0.49	$41,506.20	($0.70)	$41,505.51
2886154	3	0.49	$41,506.20	($0.70)	$41,505.51
2886155	3	0.49	$41,506.20	($0.70)	$41,505.51
2886156	3	0.49	$41,506.20	($0.70)	$41,505.51
2886157	3	0.49	$41,506.20	($0.70)	$41,505.51
2886158	0	0.00	$0.00	$0.00	$0.00
2886159	0	0.00	$0.00	$0.00	$0.00
2886160	0	0.00	$0.00	$0.00	$0.00
2886161	0	0.00	$0.00	$0.00	$0.00
2886162	0	0.00	$0.00	$0.00	$0.00
2886163	0	0.00	$0.00	$0.00	$0.00
Total		**91.73**	**$7,770,130.12**	**($130.12)**	**$7,770,000.00**

APPENDIX N
PHASES #8-9 ASSESSMENT ROLL

Appendix N
Phases #8-9 Assessment Roll

Parcel	**2635984**
Equivalent Units	**104.90**
Assessment	**$10,800,000**

Year[1]	Phase Direct Principal[2]	Phase Direct Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Capitalized Interest	Total Annual Installment
2025	$0	$664,200	$0	$0	($664,200)	$0
2026	$160,000	$664,200	$52,020	$54,000	$0	$930,220
2027	$168,000	$654,360	$53,060	$53,200	$0	$928,620
2028	$176,000	$644,028	$54,122	$52,360	$0	$926,510
2029	$185,000	$633,204	$55,204	$51,480	$0	$924,888
2030	$194,000	$621,827	$56,308	$50,555	$0	$922,690
2031	$204,000	$609,896	$57,434	$49,585	$0	$920,915
2032	$215,000	$597,350	$58,583	$48,565	$0	$919,497
2033	$226,000	$584,127	$59,755	$47,490	$0	$917,372
2034	$238,000	$570,228	$60,950	$46,360	$0	$915,538
2035	$251,000	$555,591	$62,169	$45,170	$0	$913,930
2036	$264,000	$540,155	$63,412	$43,915	$0	$911,482
2037	$279,000	$523,919	$64,680	$42,595	$0	$910,194
2038	$295,000	$506,760	$65,974	$41,200	$0	$908,934
2039	$311,000	$488,618	$67,293	$39,725	$0	$906,636
2040	$329,000	$469,491	$68,639	$38,170	$0	$905,300
2041	$348,000	$449,258	$70,012	$36,525	$0	$903,795
2042	$368,000	$427,856	$71,412	$34,785	$0	$902,053
2043	$390,000	$405,224	$72,841	$32,945	$0	$901,009
2044	$413,000	$381,239	$74,297	$30,995	$0	$899,531
2045	$437,000	$355,839	$75,783	$28,930	$0	$897,552
2046	$463,000	$328,964	$77,299	$26,745	$0	$896,007
2047	$491,000	$300,489	$78,845	$24,430	$0	$894,764
2048	$521,000	$270,293	$80,422	$21,975	$0	$893,689
2049	$553,000	$238,251	$82,030	$19,370	$0	$892,651
2050	$587,000	$204,242	$83,671	$16,605	$0	$891,517
2051	$623,000	$168,141	$85,344	$13,670	$0	$890,155
2052	$662,000	$129,827	$87,051	$10,555	$0	$889,433
2053	$703,000	$89,114	$88,792	$7,245	$0	$888,151
2054	$746,000	$45,879	$90,568	$3,730	$0	$886,177
Total	**$10,800,000**	**$13,122,563**	**$2,017,972**	**$1,012,875**	**($664,200)**	**$26,289,210**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phases #8-9 Improvement Bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

EXHIBIT 1

CONSOLIDATED SUMMARY OF ASSESSMENTS FOR PHASES #2-7 PROJECTS

Exhibit 1
Consolidated Summary of Assessments for Phases #2-7 Projects

Parcel Assessment	All Parcels $22,569,000

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest[4]	Total Annual Installment
2025	$1,101,000	$750,738	$156,588	$0	$2,008,326
2026	$518,000	$1,073,400	$159,610	$109,140	$1,860,150
2027	$539,000	$1,047,500	$162,894	$104,010	$1,853,404
2028	$542,000	$1,020,550	$166,142	$101,405	$1,830,097
2029	$498,000	$993,450	$169,456	$98,670	$1,759,576
2030	$401,000	$968,550	$172,836	$95,940	$1,638,326
2031	$418,000	$948,500	$176,282	$93,410	$1,636,192
2032	$433,000	$927,600	$179,797	$91,390	$1,631,787
2033	$455,000	$905,950	$183,385	$89,260	$1,633,595
2034	$476,000	$883,200	$187,042	$87,055	$1,633,297
2035	$498,000	$859,400	$190,771	$84,740	$1,632,911
2036	$516,000	$834,500	$194,577	$82,325	$1,627,402
2037	$542,000	$808,700	$198,457	$79,800	$1,628,957
2038	$564,000	$781,600	$202,415	$77,165	$1,625,180
2039	$591,000	$753,400	$206,453	$74,415	$1,625,268
2040	$621,000	$723,850	$210,571	$71,540	$1,626,961
2041	$836,000	$692,800	$214,770	$68,535	$1,812,105
2042	$968,000	$651,000	$219,054	$65,375	$1,903,429
2043	$1,621,000	$602,600	$223,424	$61,145	$2,508,169
2044	$1,700,000	$521,550	$227,880	$54,740	$2,504,170
2045	$1,169,000	$436,550	$199,543	$299,725	$2,104,818
2046	$1,217,000	$378,100	$203,521	$40,915	$1,839,536
2047	$916,000	$317,250	$174,504	$260,700	$1,668,454
2048	$936,000	$271,450	$175,803	$42,175	$1,425,428
2049	$719,000	$224,650	$146,046	$217,845	$1,307,541
2050	$751,000	$188,700	$148,967	$19,725	$1,108,392
2051	$788,000	$151,150	$151,947	$16,130	$1,107,227
2052	$825,000	$111,750	$154,985	$12,375	$1,104,110
2053	$862,000	$70,500	$158,085	$8,435	$1,099,020
2054	$548,000	$27,400	$88,792	$2,620	$666,812
Total	**$22,569,000**	**$18,926,338**	**$5,404,597**	**$2,510,705**	**$49,410,640**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal and interest amounts represent the debt service requirements of the Phases #2-9 Refunding and Improvement Bonds allocable to the Phases #2-7 Projects at the interest rate of such bonds.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[4]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.
Note: Table provided to identify the portion of the Phases #2-9 Refunding and Improvement Bonds related to the acquisition of the Phases #2-7 Projects.

EXHIBIT 2

CONSOLIDATED SUMMARY OF ASSESSMENTS FOR PHASES #2-9 MAJOR IMPROVEMENT AREA INITIAL PROJECTS AND PHASES #2-7 PROJECTS

Exhibit 2
Consolidated Summary of Assessments for Phases #2-9 Major Improvement Area
Initial Projects and Phases #2-7 Projects

Parcel Assessment					**All Parcels $34,084,000**
Year[1]	**Phase Direct Principal[2]**	**Phase Direct Interest[3]**	**Administrative Expenses[4]**	**Additional Interest[5]**	**Total Annual Installment**
2025	$1,814,000	$1,088,191	$186,399	$0	$3,088,590
2026	$1,012,000	$1,613,500	$190,017	$166,715	$2,982,232
2027	$1,065,000	$1,562,900	$193,909	$158,020	$2,979,829
2028	$1,093,000	$1,509,650	$197,778	$152,945	$2,953,373
2029	$1,093,000	$1,455,000	$201,724	$147,580	$2,897,304
2030	$1,007,000	$1,400,350	$205,750	$142,095	$2,755,195
2031	$1,054,000	$1,350,000	$209,854	$136,590	$2,750,444
2032	$1,106,000	$1,297,300	$214,040	$131,540	$2,748,880
2033	$1,155,000	$1,242,000	$218,313	$126,230	$2,741,543
2034	$1,222,000	$1,184,250	$222,669	$120,660	$2,749,579
2035	$1,269,000	$1,123,150	$227,110	$114,845	$2,734,105
2036	$1,323,000	$1,059,700	$231,643	$108,700	$2,723,043
2037	$1,394,000	$993,550	$236,265	$102,320	$2,726,135
2038	$1,458,000	$923,850	$240,979	$95,650	$2,718,479
2039	$1,547,000	$850,950	$245,788	$88,640	$2,732,378
2040	$1,616,000	$773,600	$250,693	$81,295	$2,721,588
2041	$836,000	$692,800	$214,770	$68,535	$1,812,105
2042	$968,000	$651,000	$219,054	$65,375	$1,903,429
2043	$1,621,000	$602,600	$223,424	$61,145	$2,508,169
2044	$1,700,000	$521,550	$227,880	$54,740	$2,504,170
2045	$1,169,000	$436,550	$199,543	$299,725	$2,104,818
2046	$1,217,000	$378,100	$203,521	$40,915	$1,839,536
2047	$916,000	$317,250	$174,504	$260,700	$1,668,454
2048	$936,000	$271,450	$175,803	$42,175	$1,425,428
2049	$719,000	$224,650	$146,046	$217,845	$1,307,541
2050	$751,000	$188,700	$148,967	$19,725	$1,108,392
2051	$788,000	$151,150	$151,947	$16,130	$1,107,227
2052	$825,000	$111,750	$154,985	$12,375	$1,104,110
2053	$862,000	$70,500	$158,085	$8,435	$1,099,020
2054	$548,000	$27,401	$88,792	$2,620	$666,813
Total	**$34,084,000**	**$24,073,392**	**$5,960,252**	**$3,044,265**	**$67,161,909**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]The principal amounts represent the debt service requirements of the Phases #2-9 Refunding and Improvement Bonds.
[3]The interest amounts represent the debt service requirements of the Phases #2-9 Refunding and Improvement Bonds.
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
[5]Additional Interest Component will only be collected as needed following the issuance of the Phases #2-9 Major Refunding and Improvement Bonds.

EXHIBIT E

FORM OF NOTICE OF REDEMPTION

CONDITIONAL NOTICE OF REDEMPTION

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015
(THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
PHASES #2-9 MAJOR IMPROVEMENT PROJECT)

Dated: January 1, 2015

CONDITIONAL NOTICE IS HEREBY GIVEN that the bonds of the above series maturing on September 1 in each of the year(s) listed below and aggregating in the principal amount $9,670,000 have been called for redemption on March 1, 2025 (the "Redemption Date") at the redemption price of 101% of the par thereof plus accrued interest to the date of redemption (the "Redemption Price"), such bonds being identified as follows:

Year of Maturity	Principal Amount ($)	CUSIP Number
2030*	2,600,000	15114CAL8
2040*	7,070,000	15114CAM6

*term bond

THIS CONDITIONAL NOTICE OF REDEMPTION, and the payment of the Redemption Price on the Redemption Date, is subject to the receipt of an amount sufficient to pay in full the Redemption Price on the Redemption Date.

IN THE EVENT funds for the payment of the Redemption Price are not received by the Redemption Date, this notice shall be null and void and of no force and effect. Any bonds theretofore delivered for redemption shall be returned to the respective owners thereof, and said bonds shall remain outstanding as though this Conditional Notice of Redemption had not been given. Notice of failure to receive funds sufficient to pay the Redemption Price and the rescission of this redemption shall be given by the Trustee by first-class mail to the registered holders of the bonds.

PROVIDED such funds are received by the Redemption Date, such bonds shall become due and payable on the Redemption Date, and interest thereon shall cease to accrue from and after said Redemption Date and payment of the Redemption Price of said bonds shall be paid to the registered owners thereof only upon presentation and surrender of such obligations to U.S. Bank Trust Company, National Association, at its designated offices at the following address:

By Hand or Overnight Mail
U.S. Bank Trust Company, National Association
Attn: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

NOTICE: Federal law requires the Trustee to withhold taxes at the applicable rate from the payment if an IRS Form W-9 or applicable IRS Form W-8 is not provided. Please visit www.irs.gov for additional information on the tax forms and instructions.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said bonds in the indenture of trust authorizing the issuance of such bonds, and pursuant to a written letter of instructions from the City Council of the City of Celina, Texas.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
13737 Noel Road, Suite 800
Dallas, Texas 75240

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Linda Majeed
Date:	January 14, 2025
Re:	Interlocal Agreement with Celina ISD for the Southeast Pump Station Transmission Waterline

---

Action Requested:
Consider and act to authorize an Interlocal Agreement with the Celina Independent School District for the installation of the Southeast Pump Station Transmission Waterline. (Glasgow)

Background Information:
On July 11, 2023, the City Council awarded a design contract to Freese and Nichols (FNI) for the design of the Southeast Pump Station and waterline. Currently, the City of Celina operates two pressure planes - high and low. The two systems are tied together at the Celina Road pump station, which causes inefficiencies in the water system. The new project will separate the two pressure planes to function independently of each other. The Southeast pump station and water line will construct a new pump station, ground storage tank, and series of new water lines along Glendenning Parkway from FM 428 to the Coit Road elevated storage tower to allow the high-pressure plane to operate independently of the low-pressure plane in the City of Celina.

As part of the project, a 42-inch water line will be installed along the entire southern and western boundaries of the Celina ISD Middle School #2 property. The current CISD construction schedule for the middle school will open the school in the Fall of 2026. The City's current construction schedule will not complete the water line before the school opens. If the city continues with the current construction schedule, heavy equipment will operate on the school campus while the school is in session, which does not benefit CISD or the City of Celina. The proposed agreement will allow Celina ISD's Construction Manager at Risk (CMAR) for the middle school to construct the 42-inch transmission waterline on the Middle School #2 property while the campus is still under construction, thereby eliminating the impact and disruption to the school site after it opens. CISD will also grant the city a 50' wide utility easement at no cost as part of the agreement. The

CISD CMAR is required by statute to follow the same process as a city CMAR.

Celina ISD School District approved the agreement on December 17, 2024.

Legal Review:
Legal has reviewed and approved the agreement.

Supporting Documents:
1. CISD Agreement
2. CISD MS Location Map
3. City and CISD Interlocal Agreement for Southeast PS _ January Council Presentation

Financial Consideration:
Funding is available through bond funds. Expenditure will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

INTERLOCAL AGREEMENT
BETWEEN THE
CITY OF CELINA AND THE CELINA INDEPENDENT SCHOOL DISTRICT

This agreement is entered into this 17th day of December, 2024, by and between the **City of Celina,** a Texas home rule municipal corporation (hereinafter "City"), and the **Celina Independent School District,** a Texas political subdivision (hereinafter "District") ("Agreement"). City and District are each referred to herein as a "Party" or collectively as the "Parties."

WHEREAS, the City and District are authorized to enter this Agreement pursuant to the provisions of the Interlocal Cooperation Act, Texas Government Code Section 791.001 et seq; and

WHEREAS, District is the sole owner of an approximate 41.50 acres which is located adjacent to and south of Old Glendenning Road, and west of South Coit Road, City of Celina, Collin County and identified as Property ID 1011648 as depicted in **Exhibit A** a copy of which is attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, District seeks to develop and improve the access of a District site for a future public school facility on the Property as depicted in **Exhibit B** and costs detailed in **Exhibit C**, attached hereto and incorporated herein for all purposes (the "Project"); and

WHEREAS, City is required and/or desires to construct, repair, and/or upgrade certain public infrastructure, particularly a water pump station, which involves connecting water lines, water drainage or discharge facilities, fiber optic lines, conduit and cabinets, etc. and other related facilities and appurtenances related to the City's development of the area around and on the perimeter of the Property; and

WHEREAS, District is willing and desires to participate in the guidance and/or construction of certain infrastructure affecting the City's development including those public improvements desired and/or required by District to develop its Property now or in the future; and

WHEREAS, because of all of the above and in order to comply with City's overall development requirements in an efficient and cooperative manner, both District and City agree that it is in the best interests of the public for City to construct certain identified public infrastructure and to have the District participate in said improvements monetarily in a manner as set forth herein; and

WHEREAS, the City has reviewed the data, reports and analysis, including those provided by District's engineers (if any), and determined that such public improvements qualify for joint City-District participation; and

WHEREAS, City has investigated and determined that it would be advantageous and beneficial to the City and its residents to enter into this Agreement on the terms and conditions set forth herein, and District has determined that entering into this Agreement is beneficial and advantageous to District and those who may be served by the District, either now or in the future.

NOW, THEREFORE, in consideration of the recitations above and the promises and covenants herein expressed, the parties hereby agree as follows:

I.

INCORPORATION OF RECITALS AND EFFECTIVE COOPERATION

1.1 Incorporation of Recitals. The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct, are determinations that form the basis for the promises of the Parties herein, are incorporated into the body of this Agreement and are adopted as findings of City and District.

1.2 Efficient and Effective Cooperation of Public Entities. District and City have found it will increase the efficiency and effectiveness of their respective entities as required by the Act to enter into this Agreement for the development of the Project (as defined below), that this Agreement will expedite the development process for District and that entering into this Agreement will be in both Parties' best interests and the interest of the public to cooperate.

II.

DEFINITIONS

2.1 **Agreement** is defined in the introductory paragraph.

2.2 **Approved Plans** means the plans and specifications that meet the requirements of this Agreement, the City of Celina Codes and Ordinances and any other applicable laws and that have been submitted to, reviewed and approved by the City of Celina relating to the Project, and have been submitted to, reviewed and approved by the District relating to the Project.

2.3 **City or Celina** means the City of Celina, a Texas Home Rule municipal corporation whose principal office is located at City Hall, 142 N. Ohio St, Celina, TX 75009.

2.4 **District** means the Celina Independent School District, a Texas political subdivision whose principal office is located at 205 S. Colorado, Celina, TX 75009.

2.5 **Effective Date.** The date on which this Agreement is approved by the last Party shall be the date this Agreement goes into effect.

2.6 **Facility**. The Facility means the infrastructure related to the construction, repair, and/or upgrade certain public infrastructure, specifically related to the connecting water lines, water drainage and/or discharge facilities, fiber optic lines, conduit and cabinets, etc. and other related facilities and appurtenances to the Project, which may also be referred to as the "Southeast Pump Station Offsite Utility," as detailed in **Exhibit B** attached hereto and incorporated herein by reference.

2.7 **Final Completion.** The term "Final Completion" means that all the work on the Project has been completed, all final punch list items have been inspected and satisfactorily completed, all payments to materialmen and subcontractors have been made, all documentation, and all closeout documents have been executed and approved as required, all Letters of Completion and other City documentation have been issued for the Project, all reports have been submitted and all reporting requirements have been met.

2.8 **Party** or **Parties** is defined in the introductory paragraph.

2.9 **Property** is defined in the Recitals.

2.10 **Project** is defined in the Recitals.

III.

GOVERNMENTAL IMMUNITY AND RELEASE

3.1 **District and City are both political subdivisions of the state of Texas and enjoy governmental immunity. By entering into this Agreement, neither District nor City consents to suit, the waiver of their respective governmental immunity or the waiver of limitation as to damages under the Texas Tort Claims Act.**

3.2 **To the extent allowed by state law and in accordance with all applicable ordinances, resolutions and regulations, the City and District each individually agree to hold the other harmless from and against any and all claims, losses, damages, causes of action, suits, and liabilities of every kind, including all expenses of litigation, court costs, and attorney's fees, for injury or death of any person, for damage to any property, arising out of or in connection with the obligations pursuant to this Agreement.**

IV.

PROJECT AND CONSTRUCTION

4.1 **Description of the Work**. In order to facilitate the construction of the Facility, the District will grant an easement (the "Easement") to the City of approximately fifty feet (50') in width along the entire southern and western boundaries of the Property (the "Easement Property") for the Facility, including the utility lines and other infrastructure improvements, including appurtenances that are required to maintain or access the Facility, to be installed within the Easement Property. In exchange for the grant of the Easement, the City agrees to be responsible for the cost of designing and constructing the Facility and all associated improvements and infrastructure, the estimated cost of which is $4,003,117.00 as shown on the attached Exhibit C (the "City Costs"). The District has agreed to incorporate the scope of work described in this Section 4.1 into the guaranteed maximum price ("GMP") for construction of the school facilities on the Property, thereby increasing the GMP, based on City's agreement to be responsible for that increased cost. The City shall pay to the District the full amount of the City Costs within thirty (30) days after execution of the change order to increase the GMP as described in this Section 4.1.

4.2 **Compliance with Law**. City and District shall materially comply with all applicable federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies in any manner affecting the work, the performance of this Agreement, or the Project.

4.3 **Right to Inspect the Work**. District may inspect construction of the Project for compliance with the Approved Plans during construction. City will assign a construction inspector to the Project who will be responsible for ensuring the work and materials furnished are in compliance with the Approved Plans.

4.4 **Timely Completion**. Each Party will endeavor to timely complete such Party's responsibilities under the terms of this Agreement.

4.5 **Requirements of Applicable rules remain.** This Agreement does not alter, amend, modify, or replace any other requirements contained in the Code of Ordinances, Unified Development Code, or other applicable law.

V.

GUARANTEE OF PERFORMANCE AND PAYMENT

5.1 **Bonding Requirements of City**. City shall ensure that the prime contractor of the Project execute to the City a performance bond and a payment bond as required pursuant to chapter 2253 of the Texas Government Code.

VI.

GENERAL PROVISIONS

6.1 **Amendments.** No amendment to this Agreement shall be effective and binding unless and until it is reduced to writing and signed by duly authorized representatives of both parties.

6.2 **Vested Rights**. This Agreement shall confer no vested rights on the Property, or any portion thereof, unless specifically enumerated herein.

6.3 **Choice of law and Venue.** This Agreement has been made under and shall be governed by the laws of the State of Texas. Performance and all matters related thereto shall be in Collin County, Texas, United States of America.

6.4 **Authority to enter into Agreement.** Each party represents that it has the full power and authority to enter into and perform this Agreement. The person executing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The person executing this Agreement on behalf of District represents that he or she is authorized to sign on behalf of District and agrees to provide proof of such authorization to the City upon request. The person executing this Agreement on behalf of City represents that he or she is authorized to sign on behalf of City and agrees to provide proof of such authorization to the District upon request.

6.5 **Agreement read and Representations.** Each Party represents that it has carefully read this Agreement, knows the contents hereof, has consulted with an attorney of its choice regarding the meaning and effect hereof and is signing the same solely of its own judgment.

6.6 **Entire Agreement**. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties.

6.7 **No Third-Party Beneficiaries**. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

6.8 **Covenant Running with the Land**. This Agreement shall be a covenant running with the land and Property and shall be binding upon Developer.

6.9 **Savings; Severability**. In the event that a term, condition or provision of this Agreement is determined to be invalid, illegal, void, unenforceable or unlawful by a court of competent jurisdiction, then that term, condition or provision shall be deleted, and the remainder of the Agreement shall remain in full force and effect as if such invalid, illegal, void, unenforceable or unlawful provision had never been contained in this Agreement.

6.10 **Notice.** Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or confirmed by mailing written confirmation at substantially the same time as such electronic or personally delivered to an officer of the receiving party at the following addresses:

District:

Dr. Tom Maglisceau, Superintendent
Celina ISD
205 S. Colorado
Celina, TX 75009

With a Copy To:

Abernathy, Roeder, Boyd & Hullett, P.C.
Attn: Chris Zillmer
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
Telephone: (214) 544-4046

City:

Robert Ranc, City Manager
City of Celina
142 N Ohio St
Celina, TX 75009

With a Copy To:

Messer Fort, PLLC
Attn: Julie Fort, City Attorney
6371 Preston Road, Suite 200
Frisco, Texas 75034
Telephone: (972) 668-6400

6.11 **Miscellaneous Drafting Provisions**. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document. Except as otherwise expressly provided herein, each Party will be responsible for all costs and expenses incurred by such Party in connection with the transaction contemplated by this Agreement.

6.12 **Exhibits**. The following exhibits attached hereto are incorporated herein and made a part of this Agreement for all purposes

List of Exhibits:

A Description/Depiction of the Property
B Description/Depiction of the Project

C Opinion of Probable Construction Costs

(Signature pages follow)

IN WITNESS WHEREOF, the Parties have executed this Agreement, and this Agreement shall be deemed in effect on the Effective Date as defined hereinabove.

CITY OF CELINA, TEXAS,

_____
Robert Ranc, City Manager

Date: _____

Attested to by:

_____
Lauren Vaughns, City Secretary

CELINA INDEPENDENT SCHOOL DISTRICT

_____
Tom Maglisceau, Superintendent

Date: 12/17/24

Attested to by:

Sarah Wood
Name: Sarah Wood
Title: Exec. Asst. to Superintendent

SARAH WOOD
Notary Public, State of Texas
Comm. Expires 01-28-2025
Notary ID 10892368

Exhibit A
Description/Depiction of Property

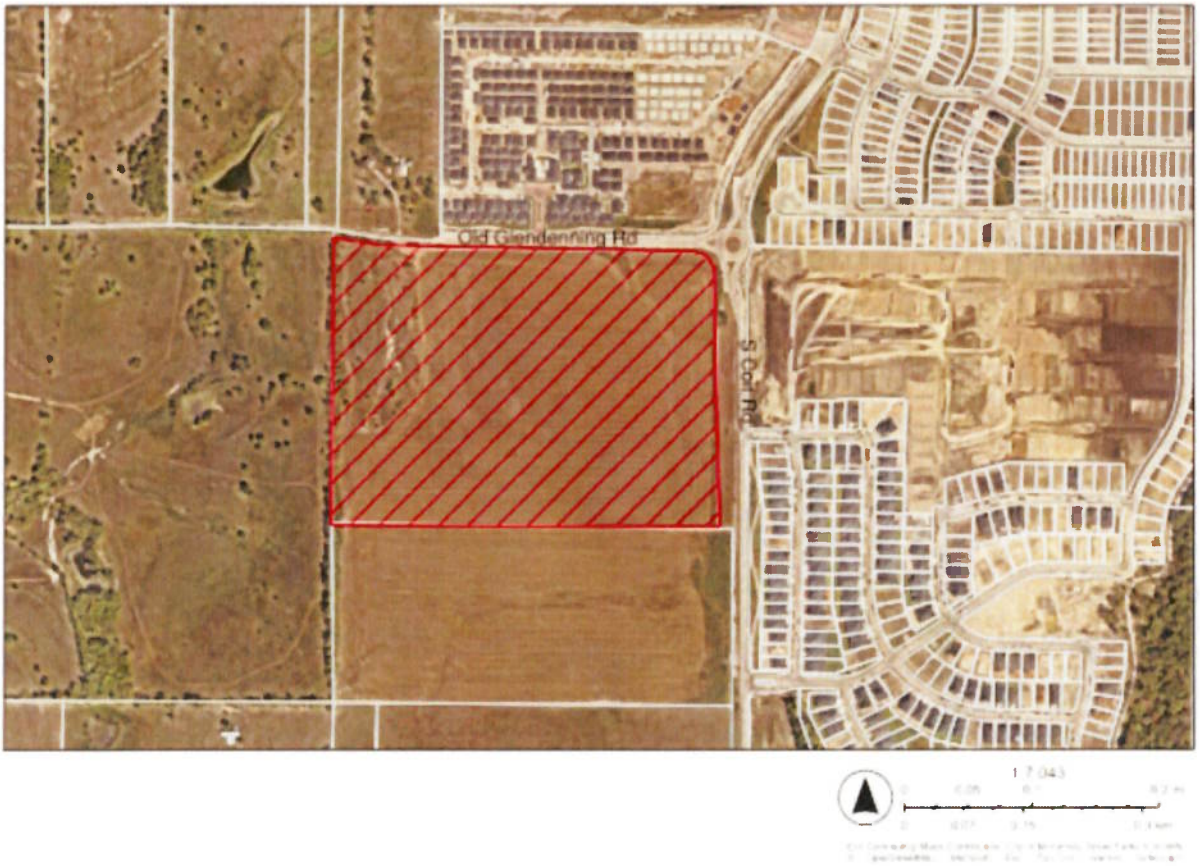


Exhibit B
Description/Depiction of Project

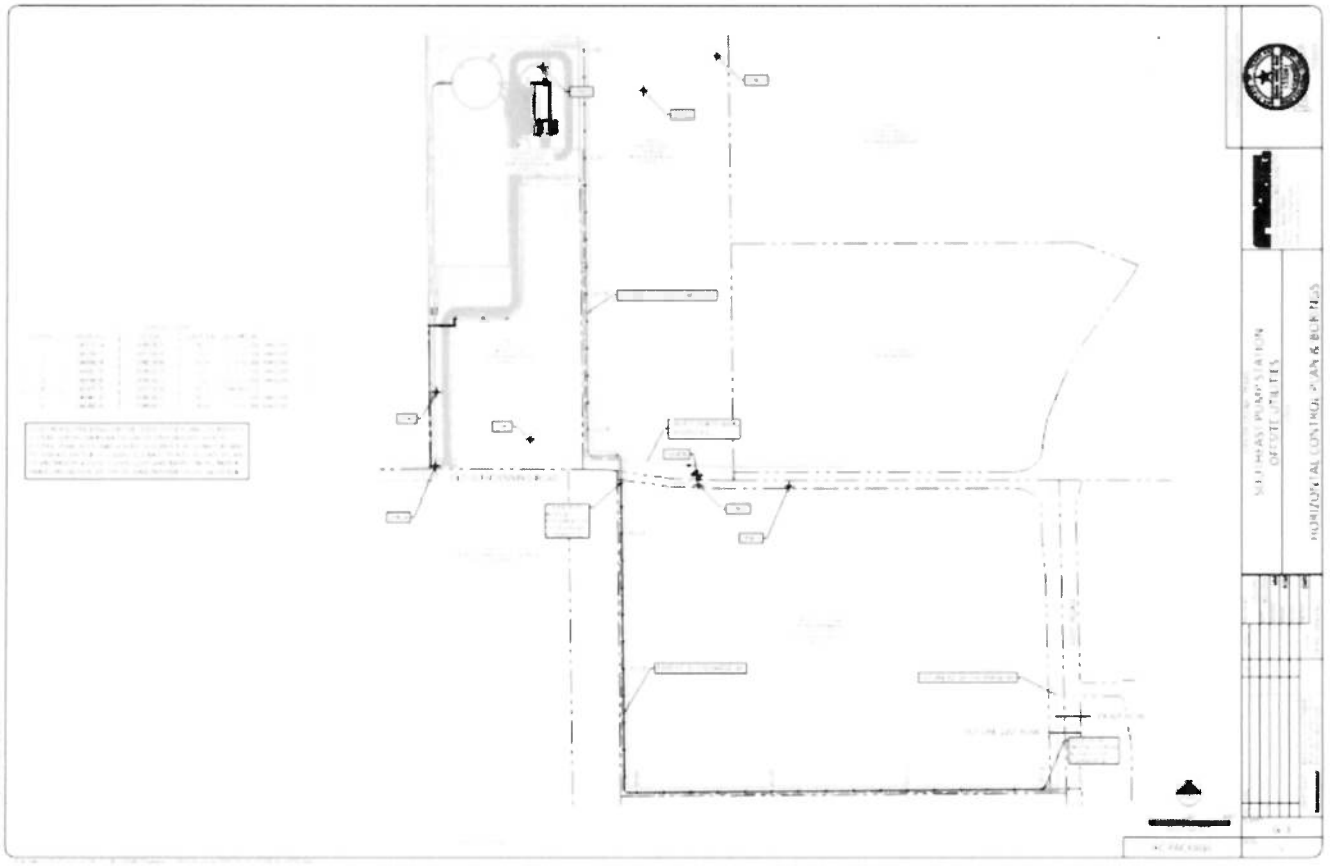


Exhibit C

Opinion of Probable Construction Costs

NORTHSTAR BUILDERS GROUP

Celina ISD

City of Celina Waterline @ MS #2

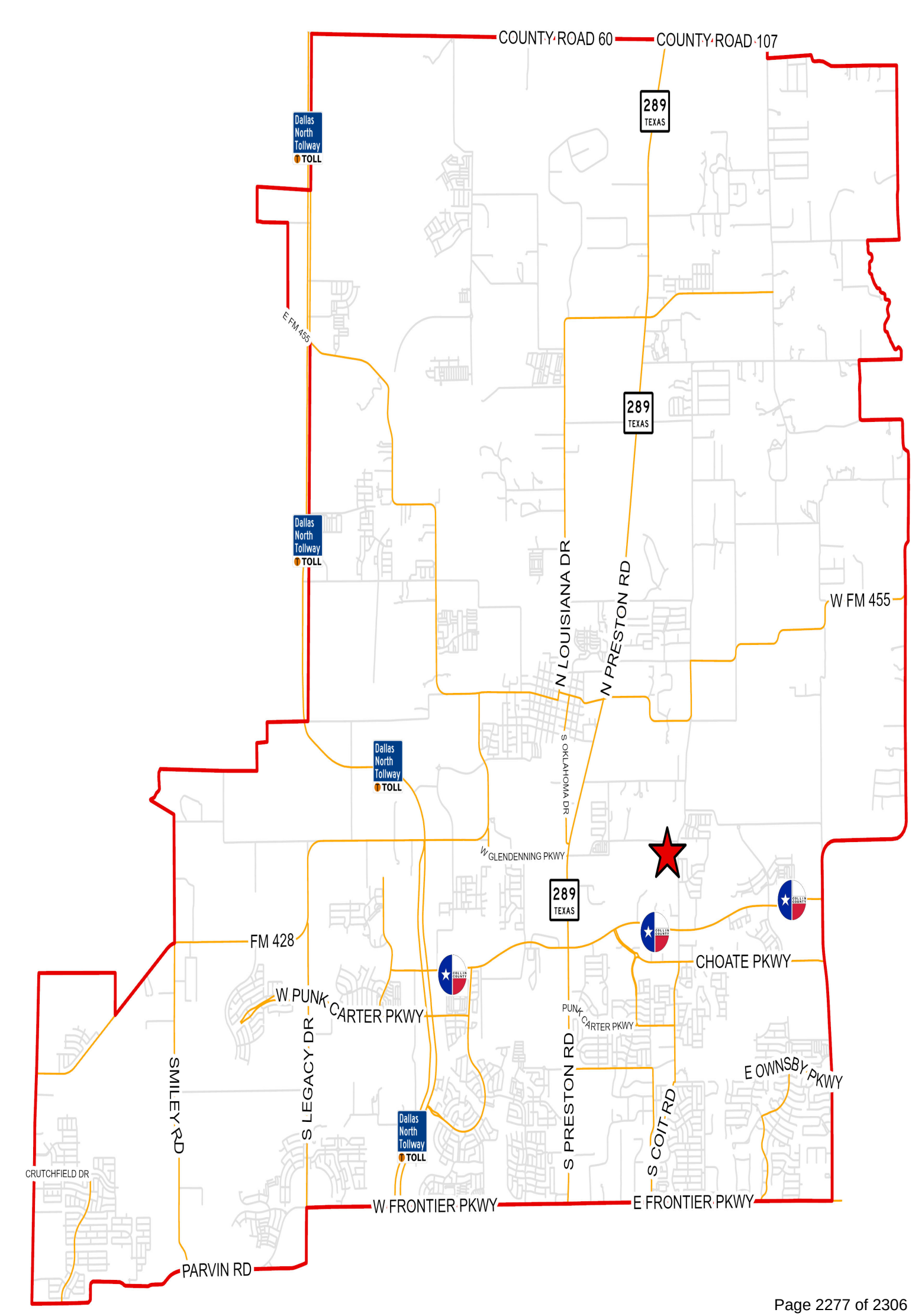
Celina, TX

Documents Dated 10/1/2024

Estimate Dated 12/11/2024

GMP SUMMARY

CODE	ITEM		LABOR	MATERIAL	SUB	TOTAL	COMMENTS	
	GENERAL CONDITIONS							**176,625**
	General Conditions		XXXXXX	XXXXXX	176,625	176,625		
	EARTHWORK							**33,020**
	Earthwork		XXXXXX	XXXXXX	33,020	33,020	TriDal	
	EXTERIOR IMPROVEMENTS							**9,829**
	Plants and Trees (20 Trees)		XXXXXX	XXXXXX	9,829	9,829	N&K	
	UTILITIES							**3,332,736**
	Television Survey & Inspections		XXXXXX	XXXXXX	XXXXXX	0		
	Water Pipe and Fittings		XXXXXX	XXXXXX	3,295,036	3,295,036	TriDal	
	Swppp		XXXXXX	XXXXXX	5,500	5,500	NSB	
	Grade Maintenance & Site Clean Up		XXXXXX	XXXXXX	11,250	11,250	NSB	
	Temp Headwall Rock Dams		XXXXXX	7,500	XXXXXX	7,500	NSB	
	Testing Lab		XXXXXX	XXXXXX	5,951	5,951	Henley Johnston	
	Engineering Layout and As-Builts		XXXXXX	XXXXXX	7,500	7,500	NSB	
	SUBTOTAL		-	7,500	3,544,710	3,552,210		3,552,210
	Contractor's Contingency	3.00%				106,566		
	Subcontractor Default Insurance	1.65%				60,370		
	Insurance (GL, Professional Liability & Umbrella, B Ris	1.51%				55,979		
	Bond	0.99%				37,374		
	Fee	5.00%				190,625		
	TOTAL BASE BID					**$4,003,117**		


COUNTY ROAD 60
COUNTY ROAD 107
289 TEXAS
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Dallas North Tollway TOLL
Dallas North Tollway TOLL
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E FM 455
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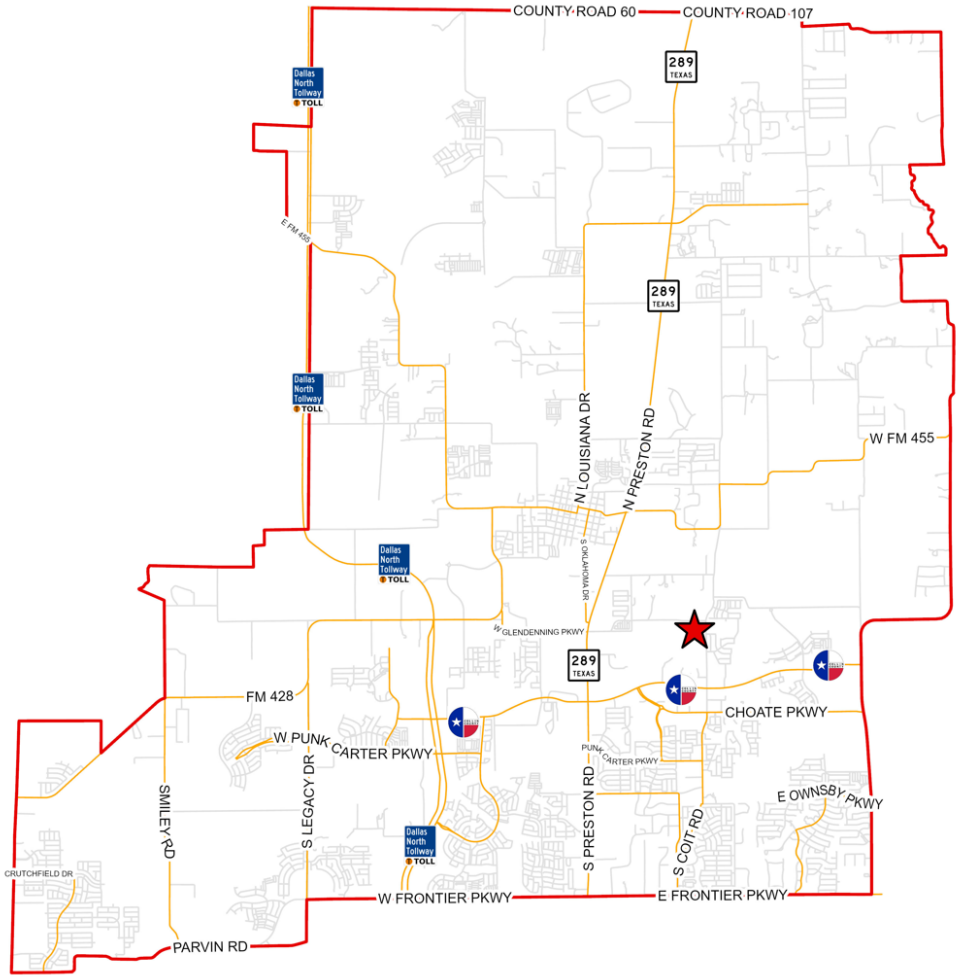
N LOUISIANA DR
N PRESTON RD
S OKLAHOMA DR
W GLENDENNING PKWY
FM 428
W PUNK CARTER PKWY
PUNK CARTER PKWY
CHOATE PKWY
S LEGACY DR
SMILEY RD
S PRESTON RD
S COIT RD
E OWNSBY PKWY
CRUTCHFIELD DR
W FRONTIER PKWY
E FRONTIER PKWY
PARVIN RD

INTERLOCAL AGREEMENT WITH CELINA ISD FOR THE SOUTHEAST PUMP STATION TRANSMISSION WATERLINE

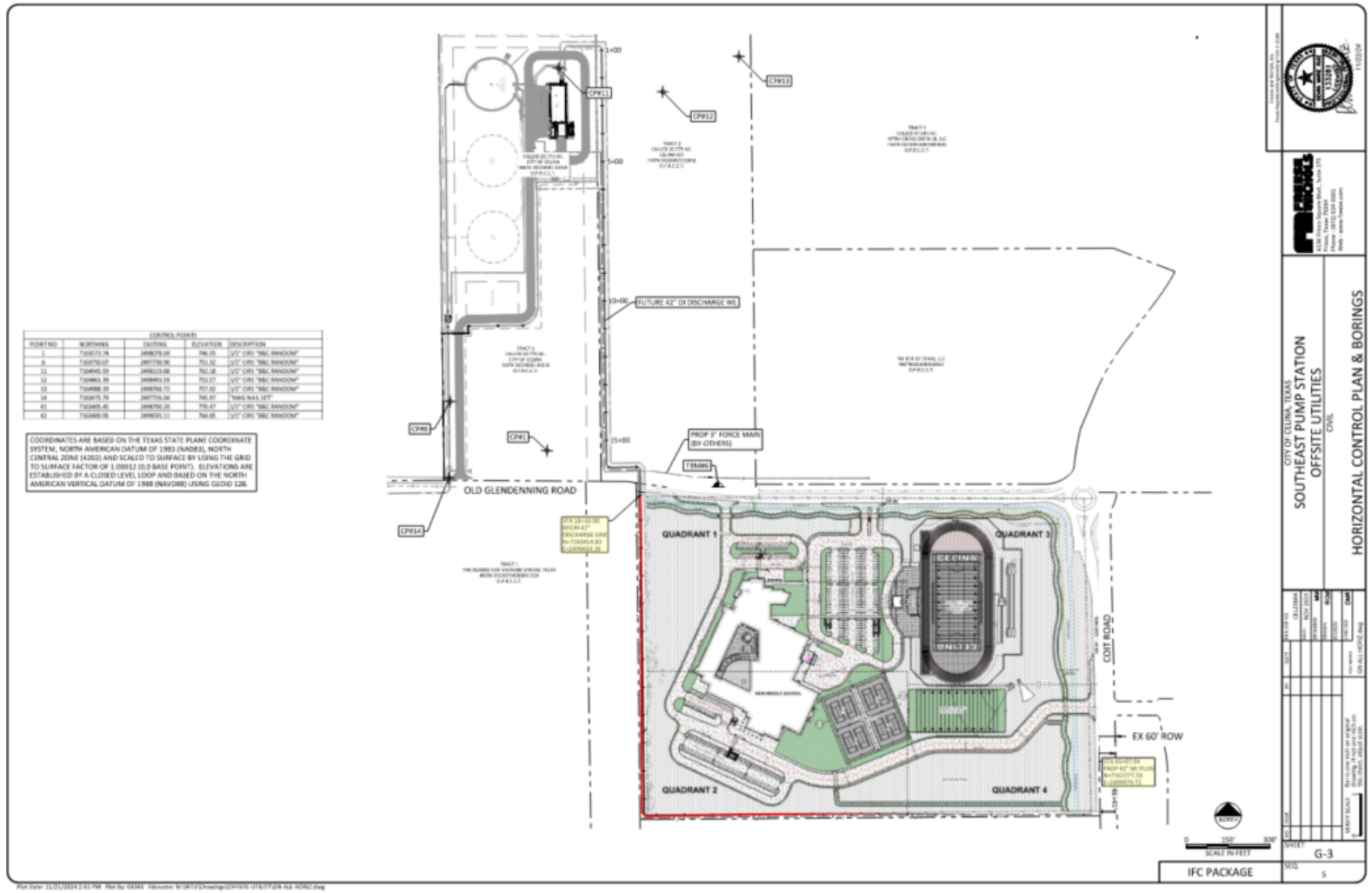
January 14th, 2025

Andy Glasgow, P.E., PMP, CFM
Director of Engineering

SITE LOCATION



SITE LOCATION



INTRODUCTION

- Celina ISD will grant the city a 50' in width utility easement along the entire southern and western boundaries of the property.
- Celina ISD Middle School #2 is scheduled to open August 2026.
- With this agreement, the 42" waterline will be completed in August 2025. Otherwise, the construction of the 42" waterline will be completed in spring 2027, according to the city's construction schedule for the Southeast PS transmission line .
- The proposed agreement will allow Celina ISD CMAR to construct a 42" transmission waterline on the middle school #2 property and eliminate the impact and disruption on the school site after opening.
- The city will be responsible for the cost of the constructing the facility and all associated improvement of the infrastructure.
- Celina ISD School Board approved agreement on December 17th, 2024.

NORTHSTAR BUILDERS GROUP

- Northstar serves as the Construction Manager at Risk (CMAR) for Celina ISD.
- Northstar follows standard bidding requirements per Texas Local Government Code Chapter 2269.
- The estimated construction cost is $4,003,118.00.

NORTHSTAR BUILDERS GROUP

Celina ISD
Celina Middle School #02
Celina, TX

42" Water Line Change Order
Documents Dated 11/19/2024
Cost Dated 12/10/2024

OWNER CHANGE ORDER #01

ITEM		LABOR	MATERIAL	SUB	TOTAL	COMMENTS
OCO#01 - 42" Water Line						
Project General Conditions	**NSB**	$ 112,875	$ 63,750	XXXXXX	$ 176,625	
Earthwork	**TRI DAL**	XXXXXX	XXXXXX	$ 33,020	$ 33,020	
SWPPP	**NSB**	XXXXXX	XXXXXX	$ 5,500	$ 5,500	
Grade Maintenance & Site Clean Up	**NSB**	XXXXXX	XXXXXX	$ 11,250	$ 11,250	
Temp Headwall Rock Damn	**NSB**	XXXXXX	$ 7,500	XXXXXX	$ 7,500	
Utilities	**TRI DAL**	XXXXXX	XXXXXX	$ 3,295,035	$ 3,295,035	
** Utility cost valid for 30days. Material pricing is volatile and cannot be succured until materail submittals are approved and delivery date is established.						
City Inspection Fee	**EXCLUDED**	XXXXXX	XXXXXX	XXXXXX	XXXXXX	
Landscape	**K&K**	XXXXXX	XXXXXX	$ 9,829	$ 9,829	
Testing Lab - Soil testing only	**HENLEY JOHNSTON**	XXXXXX	XXXXXX	$ 5,951	$ 5,951	
Engineering Layout and As-Builts	**NSB**	XXXXXX	XXXXXX	$ 7,500	$ 7,500	
SUBTOTAL				-	$ 3,552,210	
Contractor's Contingency	3.00%				$ 106,566	
Sub default insurance	1.65%				$ 60,370	
Insurance (GL, Professional Liability & Umbrella, B Risk)	1.51%				$ 55,973	
Bond	0.99%				$ 37,374	
Fee	5.00%				$ 190,625	
	TOTAL OCO #01				$ 4,003,118	

Northstar Builders Contact
Justin Dunkin
Sr. Project Manager
972-880-8719
justin@nstarbuilders.com

TIMELINE

- The work will be completed prior to the opening of the school in August 2026.

RECOMMENDATION

- Recommend approval of the proposed interlocal agreement.

QUESTIONS?

Life Connected.

Marketing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Joe Monaco, Director of Marketing & Communications
CC:	Robert Ranc, City Manager
Intiated by:	Joe Monaco
Date:	January 14, 2025
Re:	Partnership Agreement with SBG Hospitality

Action Requested:
Consider and act to authorize a Partnership Agreement with SBG Hospitality, for two events located on Celina's Downtown Square in March 2025 and March 2026. (Monaco)

Background Information:
The City of Celina is seeking to secure a two-year Partnership Agreement with SBG Hospitality to host two significant events in March 2025 and March 2026 on the Downtown Square. SBG Hospitality is a well-respected event management company known for organizing high-profile events that engage and energize communities. Their portfolio includes a range of successful events such as the ACM County Music Kick-off at the Star, Fall Fest at the Star, Frisco Oktoberfest, McKinney Wine & Music Festival, and more, drawing large crowds and creating opportunities for local businesses.

Through this partnership, SBG Hospitality has secured HEB as the title sponsor for the event. This sponsorship not only supports the event's success but also allows for the development of economic relationships with HEB as the company is introduced to the Celina area. HEB's involvement promises to enhance the event's scope and create opportunities for local businesses, fostering long-term economic growth.

In exchange for waiving the Site Reservation Fee for the Downtown Square, the City of Celina would receive sponsorship credit for the event, showcasing the City's involvement and commitment to fostering community growth and partnerships. This event represents a valuable opportunity to enhance Celina's visibility, build relationships with key sponsors, and provide residents with exciting, engaging community experiences.

Legal Review:
Partnership Agreement has been previously reviewed and approved.

Supporting Documents:
1. Presentation
2. Partnership Agreement

Financial Consideration:
The City would agree to waive the Site Reservation Fee for the Downtown Square

Staff Recommendation:
Staff recommends approval.

SBG Hospitality & H-E-B Partnership Agreement for Downtown Event

Joe Monaco
Director of Marketing & Communications
January 14, 2025

EVENT DEVELOPMENT

Initial Contact:

- In October, SBG Hospitality was approached by H-E-B to create a signature food event in North Texas, with a focus on Prosper and Celina.

Concept Evolution:

- Initially planned as a BBQ and Country Music Festival in the spring at Old Celina Park (OCP).

- Scheduling conflicts with spring sports dates at OCP prompted a shift to a food-centric event with a music component at the Downtown Square.

Site Selection:

- H-E-B and SBG representatives toured the Downtown Square and identified it as an ideal location for their event.

Event Concept:

- The Texas Tastemakers Festival will be a food and beverage-centric event showcasing local restaurants.

EVENT DETAILS

Event Timing:
- Scheduled for Saturday, March 22, from 12:00 PM to 6:00 PM.

Restaurant Participation:
- Features 15 restaurants in the inaugural year, with Celina-based restaurants receiving priority invitations.

H-E-B Culinary Experience:
- H-E-B will host a significant culinary showcase.

Additional Features:
- Vendor booths, DJ music, and a live band will enhance the festival experience.

Ticketing Options:
- VIP: Includes exclusive food and beverage options with a special H-E-B-created menu.
- Food + Beverage: General access with food and drink.
- Food Only: Focused on culinary offerings.
- Beverage Only: Beverage-centric experience.

Public Accessibility:
- Free entry with ticketed options available for additional experiences.

BENEFITS TO CELINA

Economic Development:

- Positions Celina as a key destination for signature events, attracting regional visitors and boosting local commerce.

Support for Local Businesses:

- Highlights and promotes Celina-based restaurants, increasing their visibility and revenue opportunities.

Enhanced Community Engagement:

- Provides a vibrant, family-friendly event that strengthens community connections and civic pride.

Foundation for Future Growth

- Establishes a strong partnership with H-E-B, paving the way for additional collaborative initiatives and long-term economic opportunities.

PARTNERSHIP AGREEMENT

City of Celina:

- Will waive the amount of the Site Reservation Fee as part of a two-year agreement to host the Event in the Downtown Square intended to occur in March 2025 and March 2026.

- In exchange for waiving the Site Reservation Fee for the Downtown Square, the City shall be listed as a second-tier sponsor or any higher sponsorship level that aligns with the cost of the Site Reservation Fee for the Downtown Square.

SBG Hospitality:

- Would be responsible for completing the Special Events Permit Application and providing an Emergency Action Plan

- Would be responsible for providing approval traffic control plans, payment for any barricades around the Downtown Square for the safety of the attendees, four electronic message boards to be posted three days in advance, and any additional barricades that the City deems necessary.

- Responsible for coordination of all volunteers, staff, and contractors for the event.

- Responsible for the payment of Police, Fire, and Emergency Services personnel at the event along with all other fees associated with hosting an event in the City.

QUESTIONS?

Life Connected.

PARTNERSHIP AGREEMENT

This **AGREEMENT** ("**Agreement**") is made by and between the CITY OF CELINA, TEXAS ("**City**") and SBG HOSPITALITY ("**Company**"), a premier, woman-owned and operated event production company. City and Company are also each referred to herein as a "Party" or collectively as the "Parties."

WHEREAS, the City is a Home Rule Municipality located in Collin County and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Company intends to organize and host an event ("**Event**") on the City's historic Downtown Square ("**Downtown Square**") and has applied for financial assistance from the City of Celina for such Event. The Company has indicated that a Partnership Agreement with the City, including the waiving of certain costs contained in the Master Fee Chart associated with hosting the Event would significantly encourage its decision to hold the Event in Celina. The Partnership Agreement with the City to waive costs of such Event would be in exchange for sponsorship credits; and

WHEREAS, the City intends to waive the amount of the Site Reservation Fee as part of a two-year agreement to host the Event on the Downtown Square intended to occur in March 2025 and March 2026; and

WHEREAS, the City has investigated and determined that the promotion of the Event is a benefit to local residents and encourages tourism and economic development; and

WHEREAS, the City desires to partner with the Company for the promotion and marketing of economic and business development and tourism activities, opportunities, and programs within the City related to the Event; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I
TERM

The term ("**Term**") of this Agreement shall begin on the date of the last of the Parties to execute this Agreement (the "**Effective Date**") and continue until and through March 2026.

ARTICLE II
AFFIRMATIVE COVENANTS

2.1 **Affirmative Covenants of City**. The City will waive the Site Reservation

Fee for the Downtown Square as established in the City of Celina Master Fee Chart approved by the Celina City Council, as part of a two-year agreement for one (1) Event scheduled for March 2025 and March 2026. This Agreement does not guarantee a specific date for the Event and the City will not be held liable for any costs associated with the Event.

2.2 **Affirmative Covenants of Company**.

(A) In exchange for the City waiving the Site Reservation Fee for the Downtown Square, the Company shall consider the City as a second-tier Sponsor, and any higher sponsorship level that aligns with the cost of the Site Reservation Fee for the Downtown Square. The Company agrees to include the City in any marketing materials under such partnership.

(B) The Company will be responsible for completing the Special Events Permit Application and all of the necessary applications and/or processes within the Special Events Guidelines as approved by the Celina City Council. The Company will be responsible for complying with any and all applicable ordinances of the City.

(C) The Company will be responsible for providing approved traffic control plans and for payment of any barricades around the Downtown Square for the safety of the participants, attendees, and public safety officials. The Company will be responsible for the payment of four (4) Electronic Message Boards that will inform the public of an Event occurring within three (3) days prior to the agreed upon date. The Company will be responsible for the payment of any additional barricades that will be required by the City in order to provide a safe Event for the participants, attendees, and public safety officials.

(D) The Company will coordinate staff, contractors, and/or volunteers as available to assist in set-up, operations, load out, and clean-up efforts related to the Event

and return the premises of the Downtown Square to its original state before the Event occurred. The Downtown Square is made available to the Company "as is" and "with all faults", and the City makes no representation or warranty of any kind, express or implied, with respect to the Downtown Square, including habitability, fitness or suitability for a particular purpose. CITY HEREBY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF HABITABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE. THE COMPANY ACKNOWLEDGES THAT NEITHER THE CITY NOR ANY OFFICIALS, OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES OR ANY OTHER AUTHORIZED THIRD PARTIES FOR WHOM THE CITY IS LEGALLY RESPONSIBLE HAS MADE ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE DOWNTOWN SQUARE OR THE SUITABILITY OF THE DOWNTOWN SQUARE FOR THE PURPOSE HEREIN INTENDED. BY OCCUPYING AND/OR USE OF THE DOWNTOWN SQUARE, THE COMPANY IS DEEMED TO HAVE ACCEPTED THE DOWNTOWN SQUARE AS SUITABLE FOR ITS PURPOSES.

(E) The Company will be responsible for all costs associated with the Event. The costs associated with the Event may include required Fire, Police, and Emergency Services. The Company agrees to pay for all additional municipal fees, including the Special Events Permit Application Fee as established in the Special Events Guidelines approved by the Celina City Council and non-related City Services at agreed-upon costs with those contractors.

(F) No later than 60 days before the Event, the Company will provide to the City a Special Events Permit Application and turn in all required submittals no later than 30 days prior to the Event, or as otherwise required by the City’s Code of Ordinances. The Company will adhere to the rules and regulations set forth in Article 1.12 Special Events, as amended, of the Celina Code of Ordinances. The Company will consult with the City

in the performance and/or the development of an Emergency Action Plan if the City determines that such modifications are in the interest of public health, safety, and welfare. In its discretion, the City may, but is not required to, waive or reduce the amount of time the Company can provide the Special Events Permit Application and all required submittals. Such a waiver or reduction in required time shall be provided for in writing as either an Addendum, Supplement, or an Amendment.

(G) Company agrees that the City shall have the right to market the Event as part of the City's updates to the community-at-large under this Agreement, including, but not limited to, the City's social media pages on various platforms, website announcements, resident newsletters, and other general announcements at City-hosted meetings and/or other City events.

(H) Company shall not have an uncured breach of this Agreement or any other agreement by and between Company and the City.

(I) Company shall hold insurance in amounts sufficient to reasonably cover any and all liabilities at the Event as specified in the Special Events Guidelines, or in amounts otherwise as required by the City under Chapter 1, Article 12, Division 3, under Section 1.12.097, and/or as lowered, increased, or waived by the City under the same section. The City reserves the right to review the insurance requirements initially required of Company and to adjust coverages and limits when deemed necessary and prudent by the City.

ARTICLE III
TERMINATION

3.1 This Agreement may be terminated upon any one of the following:

(A) By either the City or the Company for any reason upon ninety (90) days advance written notice to the other Party;

(B) By mutual written agreement of the Parties;

(C) By City or Company, respectively, if the other Party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the City or Company, as the case may be;

(D) Upon any of the following occurrences, which shall be declared an event of default:

i. Any warranty, representation, or statement made or furnished to City by or on behalf of Company under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished;

ii. Company's insolvency, the appointment of a receiver for any part of Company's property, any assignment for the benefit of creditors of Company, any type of creditor workout for Company, closure of the Company as an existing business in the State of Texas, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Company;

iii. The filing of any lawsuit by Company against the City;

iv. If any applicable permits required for the Event and issued by the City are

revoked or expire, and Company fails to make reasonable efforts to obtain new permits, as determined by the City and such default is not cured by Company within thirty (30) days after written notice thereof; or

v. Any failure to adhere to the permit approval process as established by the Special Event Guidelines, as approved and amended by the Celina City Council, shall be deemed non-compliant with the City's regulatory framework. Such noncompliance may result in the denial, revocation, or suspension of permits, as well as any other remedies authorized under the City ordinance.

(E) Expiration of the Term, or any subsequent renewal of the Term.

ARTICLE IV
FORCE MAJEURE

4.1 Company and City will not be in breach or in default under this Agreement on account of, and will not be liable to the other Party for, any delay or failure to perform its obligations under this Agreement by reason of fire, earthquake, flood, explosion, strike, riot, war, terrorism, mass contagion or epidemic, or other similar event beyond the Party's reasonable control (each a "**Force Majeure Event**"). However, if a Force Majeure Event occurs, the affected Party shall, as soon as practicable:

(A) Notify the other Party of the Force Majeure Event and its impact under this Agreement, including the amount of time needed before resuming performance; and

(B) Use reasonable efforts to resolve issues resulting from the Force Majeure

Event and perform its obligations under this Agreement.

ARTICLE V
RECORDS AND ACCOUNTS

5.1 The Company will maintain accounts, documents, and other materials related to the costs, expenditures, and receipts incurred or made pursuant to this Agreement in accordance with generally accepted accounting practices. Contracting Information, as defined below, will be subject to inspection and audit at reasonable times by representatives of the City but no later than three (3) business days following a written request by the City. "Contracting Information" for purposes of Article V shall have the meaning of Contracting Information contained in the Texas Public Information Act, Section 552.003(1-a). The Company understands that any records related to this Agreement may be subject to disclosure as a public record under the Texas Public Information Act and the Company will cooperate with the City in responding to any request under such law.

ARTICLE VI
MISCELLANEOUS

6.1 Findings Incorporated. The recitals at the beginning of this Agreement are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration, and promises that bind the Parties.

6.2 Binding Agreement. The terms and conditions of this Agreement are binding upon the Parties to this Agreement and their respective successors and permitted assigns.

6.3 Independent Contractor. In performing this Agreement, the Company is an independent contractor, not subject to control or direction by the City except for such oversight as herein described or otherwise set forth by applicable law. The Company and its contractors and volunteers will make no claim of City employment nor will claim against the City any employment-related benefits.

6.4 Release and Limitation of Liability. It is understood and agreed between the Parties that the Company and City, in satisfying the conditions of this Agreement, have acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions. THE COMPANY AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY OF ANY CHARACTER, TYPE, OR DESCRIPTION, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY A PERSON OR PERSONS OR PROPERTY, ARISING OUT OF, RELATED TO, OR OCCASIONED BY, DIRECTLY OR INDIRECTLY, THE ACTIVITIES OR PERFORMANCE OF THE EVENTS UNDER THIS AGREEMENT. BY ENTERING THIS AGREEMENT, THE CITY DOES NOT WAIVE ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

6.5 Assignment. This Agreement may not be assigned or transferred by the Company to any other person or entity without the prior written consent of the City.

6.6 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the Parties.

6.7 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.8 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below (or such other address as such Party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand-delivered sent via fax.

If intended for City to:

Attn: Robert Ranc
City Manager
142 N. Ohio Street
Celina, Texas 75009

With a Copy To
Messer, Fort & McDonald, PLLC
6371 Preston Road, Suite 200
Frisco, Texas 75034
Phone: (972) 668-6400
Facsimile: (972) 668-6414
Email: julie@txmunicipallaw.com

If intended for the Company, to:

Attn: Lauren Stephan
President, SBG Hospitality
7200 W University Drive – Suite 210
McKinney, Texas 75071
Phone: (318) 527-9221
Email: hello@sbghospitality.com

6.9 Entire Agreement. This Agreement is the entire Agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the Parties that in any manner relates to the subject manner of this Agreement.

6.10 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Celina, Collin County, Texas with exclusive venue for any action concerning this Agreement being in a court of competent jurisdiction in Collin County, Texas.

6.11 Amendment. This Agreement may only be amended by mutual written agreement of the Parties.

6.12 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement

which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

6.13 Recitals. The recitals to this Agreement are incorporated herein.

6.14 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

6.15 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.16 Sovereign Immunity. The Parties agree that the City has not waived its sovereign immunity by entering and performing its obligations under this Agreement.

6.17 Texas Government Code, Chapter 2264. In accordance with Chapter 2264 of the Texas Government Code, the Company agrees not to knowingly employ any person who is not lawfully admitted for permanent residence to the United States or who is not authorized under law to be employed in the United States ("Undocumented Worker"). During the term of this Agreement, the Company shall notify City of any complaint brought against the Company alleging that the Company has employed Undocumented Workers. If the Company, or a branch, division or department of the Company is convicted of a violation under 8 U.S.C. Section 1324a(t), the total amount of park fees waived herein, shall be repaid by the Company to the City not later than the 120th day after the date the City notifies the Company of the violation. The City shall recover court costs and reasonable attorney's fees incurred if it prevails in an action brought pursuant hereto to

recover past park fees waived. The Company shall not be liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee, or by a person with whom the Company contracts.

6.18 Severability. If any provision of the Agreement is found to be unenforceable under law, the remaining provisions shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement in one or multiple copies, each of equal dignity.

ACCEPTED and EXECUTED as of the _____ day of _____ 2025.

CITY OF CELINA

By: _____

Name: Robert Ranc

City Manager

SBG HOSPITALITY

By: Lauren Stephan

Name: Lauren Stephan

President